



APPLICATION ACCEPTED: June 19, 2012
BOARD OF ZONING APPEALS: September 12, 2012
TIME: 9:00 a.m.

County of Fairfax, Virginia

September 5, 2012

STAFF REPORT

SPECIAL PERMIT APPLICATION NO. SP 2012-BR-037

BRADDOCK DISTRICT

APPLICANT: William Haight

OWNERS: William H. Haight
Catherine G. Haight

SUBDIVISION: Rutherford

STREET ADDRESS: 9119 Saranac Court, Fairfax 22032

TAX MAP REFERENCE: 69-2 ((06)) 23

LOT SIZE: 16,887 square feet

ZONING DISTRICT: R-2

ZONING ORDINANCE PROVISIONS: 8-922

SPECIAL PERMIT PROPOSAL: To permit reduction of certain yard requirements to permit construction of addition 7.54 feet from side lot line.

STAFF RECOMMENDATION: Staff recommends approval of SP 2012-BR-037 for the addition with adoption of the proposed development conditions contained in Appendix 1.

It should be noted that it is not the intent of staff to recommend that the Board, in adopting any conditions, relieve the applicant/owner from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.

O:\rhorne\Special Permits\Haight\Staff Report Haight.doc

Rebecca Horner

It should be further noted that the content of this report reflects the analysis and recommendations of staff; it does not reflect the position of the Board of Zoning Appeals.

The approval of this application does not interfere with, abrogate or annul any easements, covenants, or other agreements between parties, as they may apply to the property subject to the application.

For additional information, call Zoning Evaluation Division, Department of Planning and Zoning at 703-324-1280, 12055 Government Center Parkway, Suite 801, Fairfax, Virginia 22035. **Board of Zoning Appeals' meetings are held in the Board Room, Ground Level, Government Center Building, 12000 Government Center Parkway, Fairfax, Virginia 22035-5505.**



Americans with Disabilities Act (ADA): Reasonable accommodation is available upon 7 days advance notice. For additional information on ADA call (703) 324-1334 or TTY 711 (Virginia Relay Center).

Special Permit
SP 2012-BR-037
WILLIAM HAIGHT



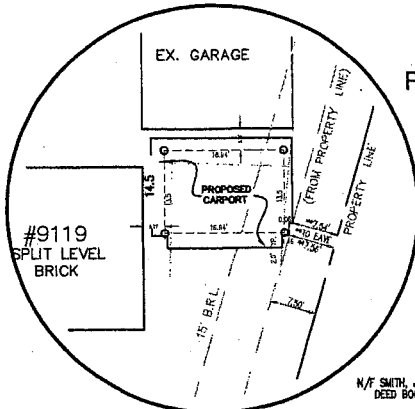
Special Permit

SP 2012-BR-037
WILLIAM HAIGHT

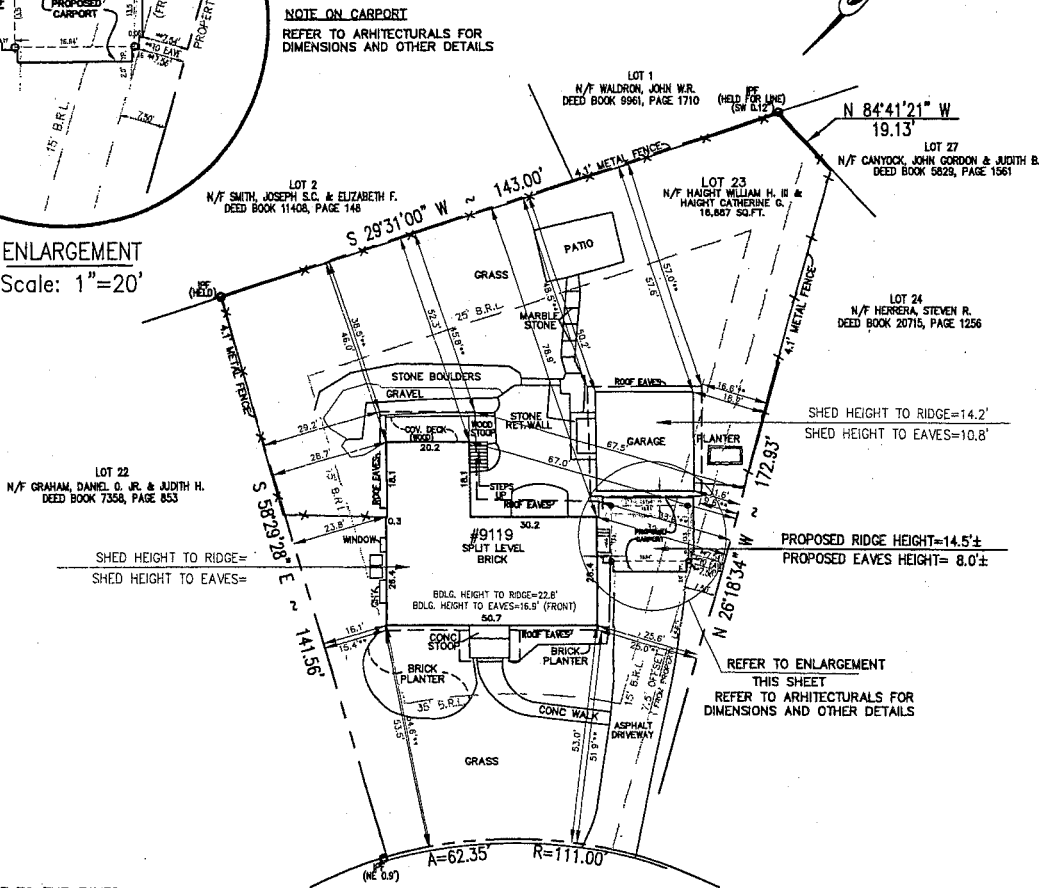


LOCATION DRAWING
9119 SARANAC COURT
LOT 23, SECTION 3
BRADDOCK
DEED BOOK 13059, PAGE 769
BRADDOCK DISTRICT
FAIRFAX COUNTY, VIRGINIA

RECEIVED
Department of Planning & Zoning
JUN 11 2012
Zoning Evaluation Division



ENLARGEMENT
Scale: 1"=20'



KEY NOTE:
** - MEASUREMENT TO THE EAVES

UTILITY NOTE:
*PROPERTY IS SERVED BY
PUBLIC WATER & SEWER

SARANAC COURT
(50' R/W)

GENERAL NOTES:

- Horizontal Datum: Plat Datum
- Vertical Datum: Assumed
- Property shown hereon lies within Flood Zone "X" - Areas determined to be outside the 0.2% annual chance floodplain as established by the U.S. Federal Emergency Management Agency, National Flood Insurance Program, Flood Insurance Rate Map, Community Panel No. 51059C 0260 E, map effective date September 17, 2010.
- Zoned: R-2 (Residential 2 DU/AC)
Min. Front Yard: 35 ft.
Min. Side Yard: 15 ft.
Min. Rear Yard: 25 ft.
- All Zoning interpretations and related issues are to be done by a qualified Zoning attorney practicing in Fairfax County, Virginia.
- There are no marked parking spaces within the area surveyed.
- Boundary shown hereon is based on information provided by CASE Design/Remodeling, Inc.
- This survey was prepared without the benefit of a Title Report and may not reflect easements, property lines and other restrictions of record.

SURVEYOR'S CERTIFICATION

To: Case Design/Remodeling, LLC

We hereby certify to the best of our professional knowledge and belief and as of the latest date shown hereon, that this boundary survey was established by instrument-tape field survey and electronic measurements actually made on the ground and that information shown hereon is correct; that the survey correctly shows Lot 23, Section 3 in subdivision known as "Rutherford" and recorded in Deed Book No. 13059 at Page 769 among the Land records of Fairfax County, Virginia; said premise bearing physical address 9119 Saranac Court, Fairfax, VA 22032 and that except as shown, there is no visible evidence of easement(s) or right-of-ways on said premises or any other easements or right-of-ways of which the undersigned has been advised, and that all Zoning Classifications are shown per county records subject to the interpretation by a qualified zoning attorney, practicing in Fairfax County in the Commonwealth of Virginia.

This survey was prepared without the benefit of a Title Report and may not reflect easements, property lines and other restrictions of record.

June 1, 2011

Date

AULtec, Inc.

James A. Aul
Professional Land Surveyor, VA # 002181

SHEET 1 OF 2

DATE: 05/01/2012	SCALE: 1"=20'	BOUNDARY SURVEY
PLAT SUBJECT TO APPLICABLE RESTRICTIONS AND EASEMENTS OF RECORD		
I, HEREBY CERTIFY THAT THE POSITIONS OF ALL THE EXISTING IMPROVEMENTS HAVE BEEN CAREFULLY ESTABLISHED BY A TRANSIT TAPE SURVEY, AND UNLESS OTHERWISE SHOWN, THERE ARE NO VISIBLE ENCROACHMENTS.		
THIS PLAT HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. ITS PURPOSE IS TO DEPICT THE PROPERTY CONFIGURATION AND LOCATIONS OF IMPROVEMENTS. IT IS NOT INTENDED TO BE USED IN ESTABLISHING PROPERTY LINES.		
File No. 9119SaranacCt_Brdy_Plat.dwg		
DRAWN BY: M&S		CHECKED BY: JAA



AULtec, Inc.

7895 Cessna Avenue, Suite D
Gaithersburg, MD, 20879
Tel. (301) 947-6595 Fax (301) 947-6911
E-mail: aultec@auletectec.com

Engineers & Surveyors & Planners & GIS Consultants & GPS Consultants



CASE
ARCHITECTURAL, INC.
www.casearch.com

Baltimore
4701 Eastgate Road
North Park, Suite 40
Baltimore, MD 21206
301.528.4600 (F) 301.528.3105

Fall Church
701 Park Avenue
Fall Church, VA 22046
703.541.1286 (F) 703.554.0207

Chesapeake
1400-C Sullyfield Circle
Chesapeake, VA 23030
703.623.2773 (F) 703.623.8025

Annapolis
1811 Blandford Square
Annapolis, MD 21401
410.248.4130 (F) 410.248.4135

Haight Residence

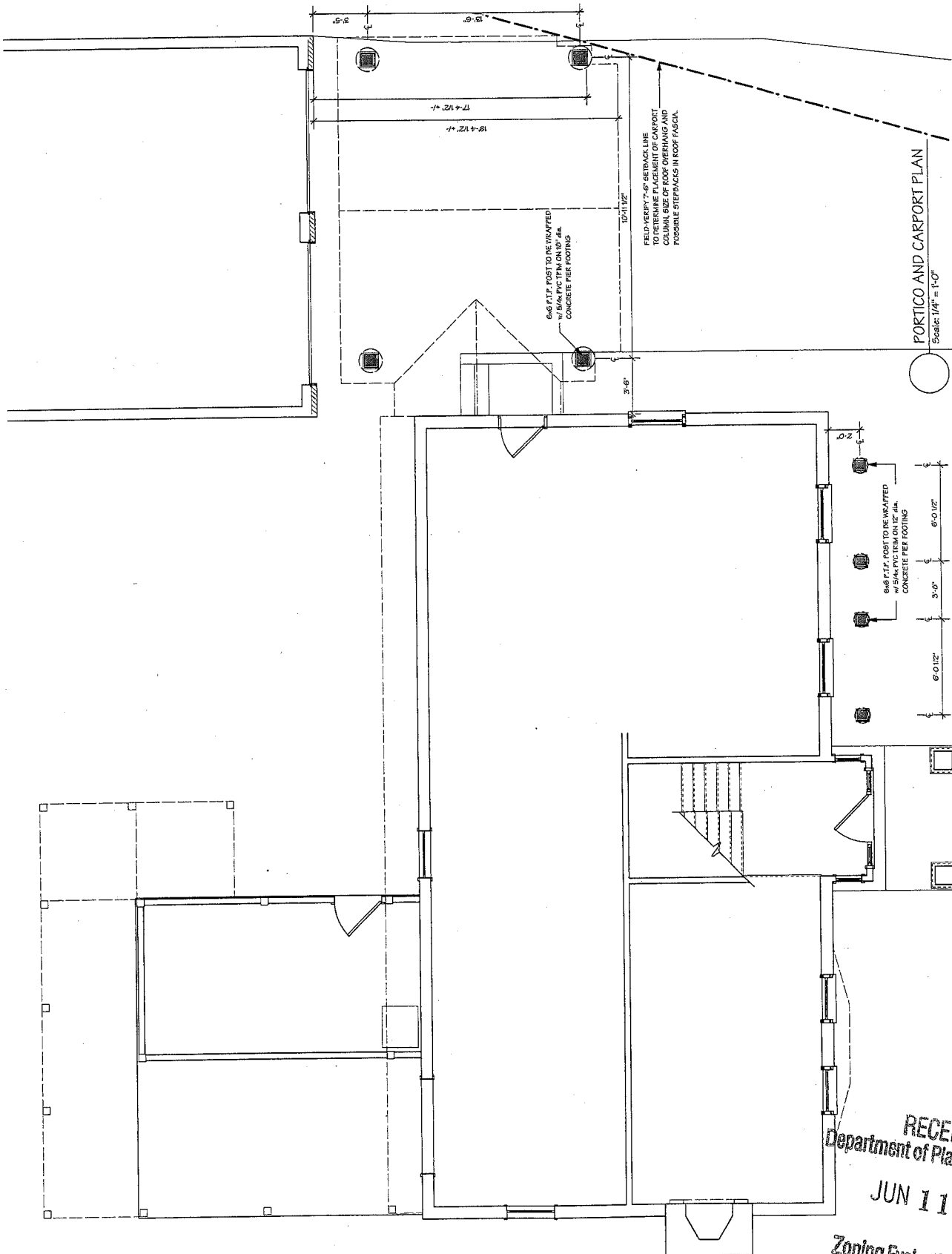
9119 Saranac Court
Fairfax, VA 22032

Drawing Log
Date
Contract

Proj. Number: 10241449
Proj. Designer: P. VOSE
Asst. Proj. Designer: J. SHORE
Proj. Manager: J. WOOD

Date: 12/20/10
Sheet: 2
Of: 4

PORTICO & CARPORT PLAN
Haight Residence



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Department of Planning & Zoning
JUN 11 2012
Zoning Evaluation Division



Case Design Group, Inc.
www.casedesigngroup.com

1811 Rialto Highway, Suite 109
Arlington, VA 22202
410.334.4335

1450-C Bullfield Circle
Chantilly, VA 20151
703.554.0207

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Fax: 703.554.2982

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Haight Residence

9119 Saranac Court
Fairfax, VA 22032

Drawings by
Date
Contract

Proj. Number
Proj. Designer
Asst. Proj. Designer

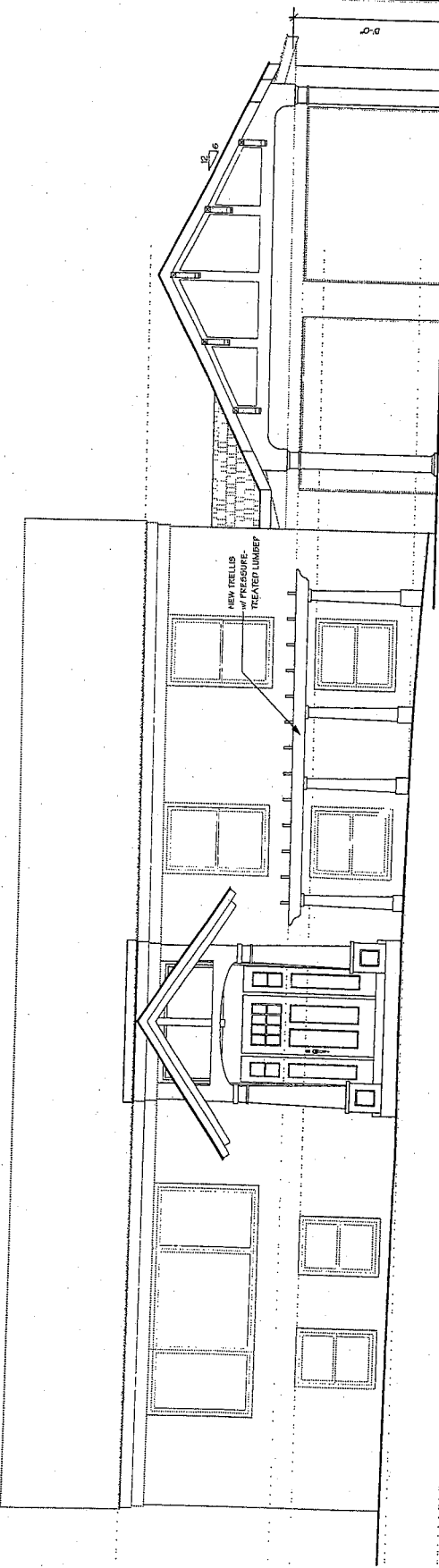
Proj. Manager
J. Wood

Date
12/20/10

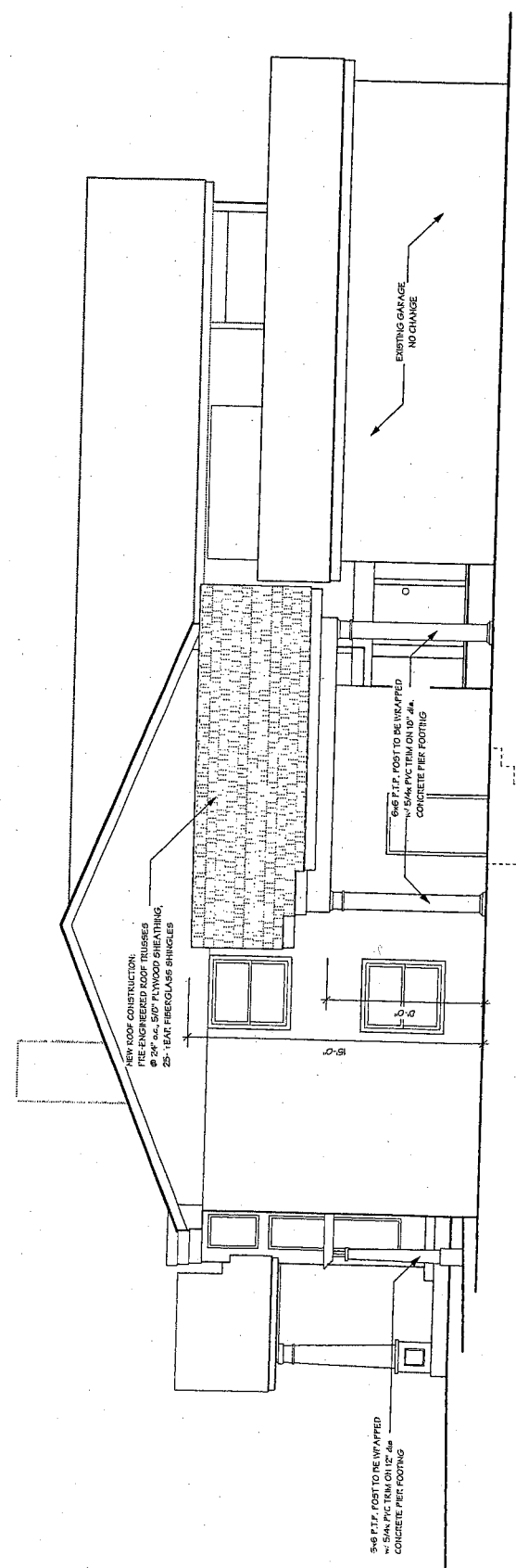
Sheet
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Of
4

PROPOSED ELEVATIONS



PROPOSED FRONT ELEVATION
Scale: 1/4" = 1'-0"



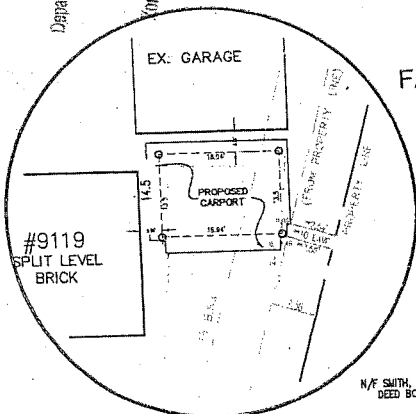
PROPOSED RIGHT SIDE ELEVATION
Scale: 1/4" = 1'-0"

RECEIVED
Department of Planning & Zoning
JUN 11 2012
Planning Evaluation Division

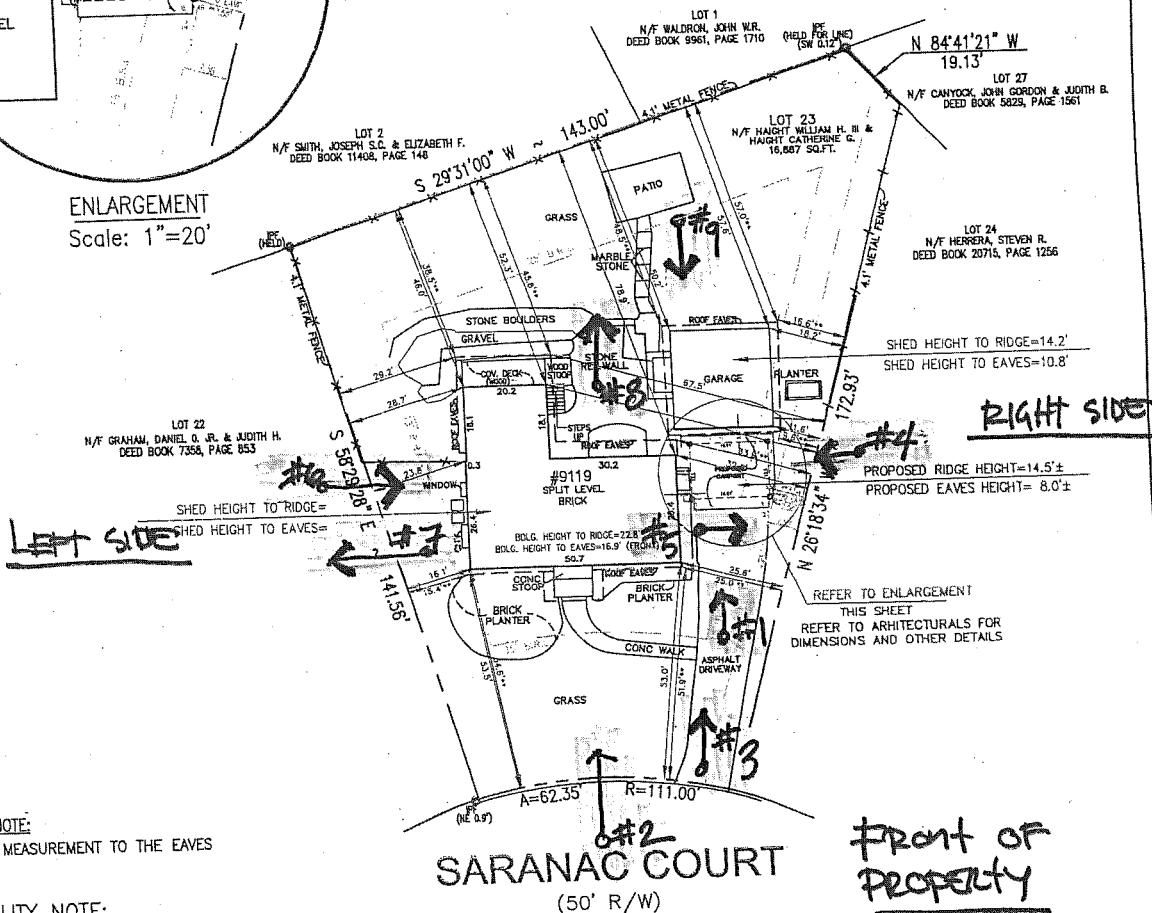
LOCATION DRAWING
9119 SARANAC COURT
LOT 23, SECTION 3
BRADDOCK
DEED BOOK 13059, PAGE 769
BRADDOCK DISTRICT
FAIRFAX COUNTY, VIRGINIA

REAR OF PROPERTY

NOTE ON CARPORT
REFER TO ARCHITECTURALS FOR
DIMENSIONS AND OTHER DETAILS



ENLARGEMENT
Scale: 1"=20'



KEY NOTE:
** - MEASUREMENT TO THE EAVES

UTILITY NOTE:
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GENERAL NOTES:

1. Horizontal Datum: Plat Datum
2. Vertical Datum: Assumed
3. Property shown hereon lies within Flood Zone "X" - Areas determined to be outside the 0.2% annual chance floodplain as established by the U.S. Federal Emergency Management Agency, National Flood Insurance Program, Flood Insurance Rate Map, Community Panel No. 51059C 0290 E, map effective date September 17, 2010.
4. Zoned: R-2 (Residential 2 DU/AC)
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June 1, 2011
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AULtec, Inc.
James A. Wfui
James A. Wfui
Professional Land Surveyor, VA # 002181

SHEET 1 OF 2

BOUNDARY SURVEY

DATE: 05/01/2012 SCALE: 1"=30'

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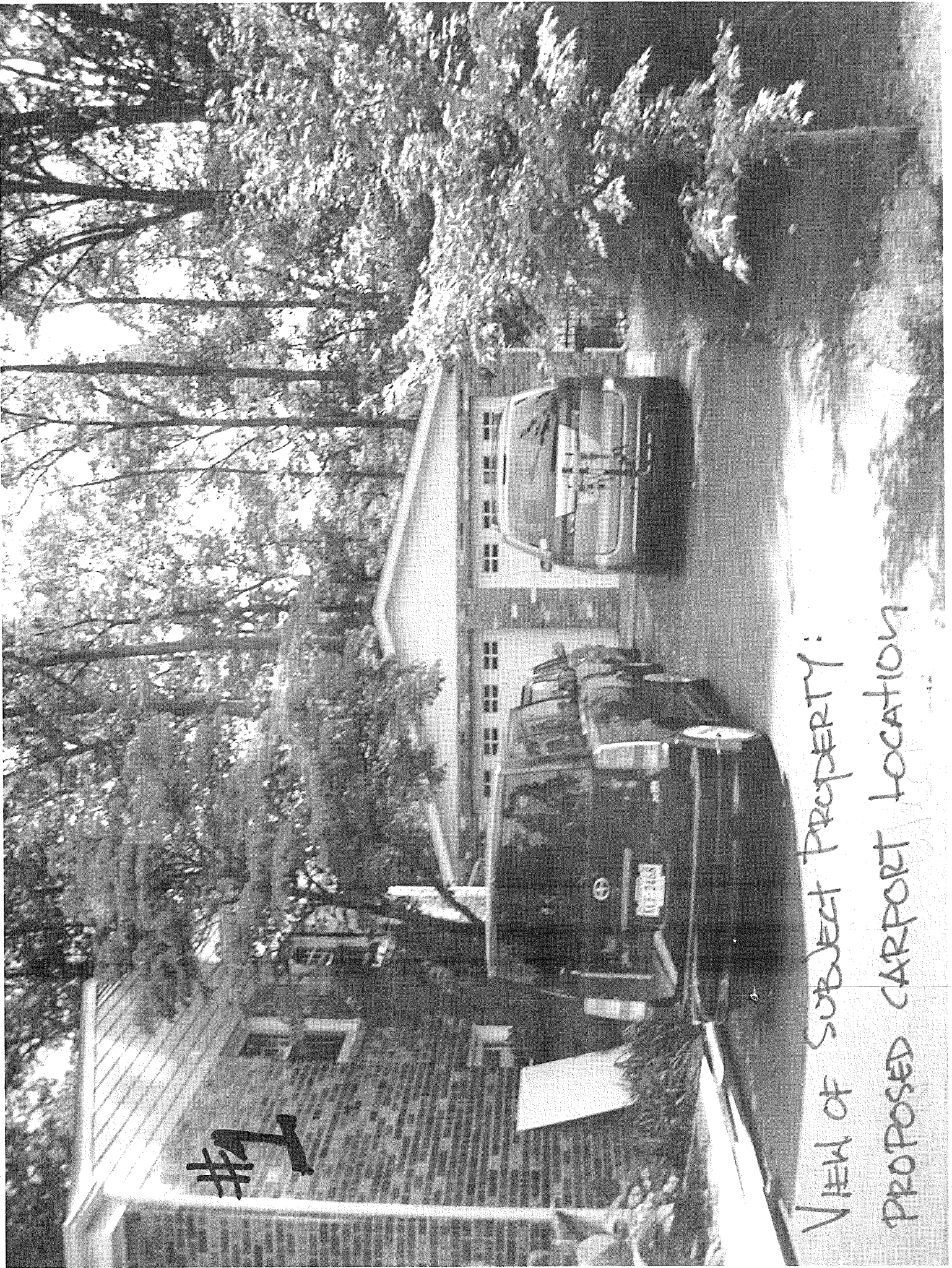
Engineers & Surveyors & Planners & GIS Consultants & GPS Consultants

DRAWN BY: M&S

CHECKED BY: JAA

#7

VIEW OF SUBJECT PROPERTY:
PROPOSED CARPORT LOCATION





#2

FRONT VIEW OF SUBJECT PROPERTY



#3

FRONT VIEW OF SUBJECT PROPERTY'S CURRENT LOCATION

RIGHT SIDE: VIEW OF SUBJECT PROPERTY.

#4



RIGHT SIDE: VIEW AWAY FROM SUBJECT PROPERTY



LEFT SIDE: VIEW OF SUBJECT PROPERTY



LEFT SIDE: VIEW AWAY FROM SUBJECT PROPERTY



REAR: VIEW TO REAR SUBJECT PROPERTY

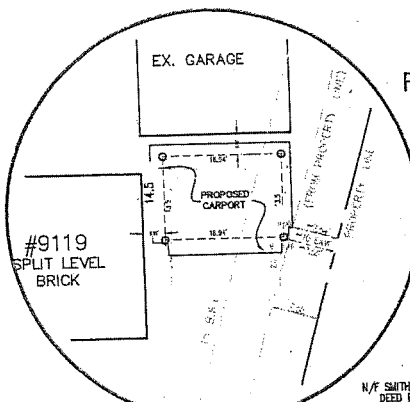


REAR: VIEW TOWARD SUBJECT EXISTING GARAGE & HOUSE



LOCATION DRAWING
9119 SARANAC COURT
LOT 23, SECTION 3
BRADDOCK
DEED BOOK 13059, PAGE 769
BRADDOCK DISTRICT
FAIRFAX COUNTY, VIRGINIA

RECEIVED
Department of Planning & Zoning
JUN 11 2012
Zoning Evaluation Division



NOTE ON CARPORT
REFER TO ARCHITECTURALS FOR
DIMENSIONS AND OTHER DETAILS

ENLARGEMENT
Scale: 1"=20'

PAGE #X
1 - VIEW OF PAGE

KEY NOTE:
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SARANAC COURT
50' R/W

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James A. Auld
Professional Land Surveyor, VA # 002181

SHEET 1 OF 2

BOUNDARY SURVEY



AULTec, Inc.
7895 Cesna Avenue, Suite D
Gaithersburg, MD. 20879
Tel. (301) 947-6695 Fax (301) 947-6911
E-mail: aultec@aultecinc.com
Engineers & Surveyors & Planners & GIS Consultants & GPS Consultants

DRAWN BY: M&S

CHECKED BY: JAA

DATE: 05/01/2012 SCALE: 1"=30'

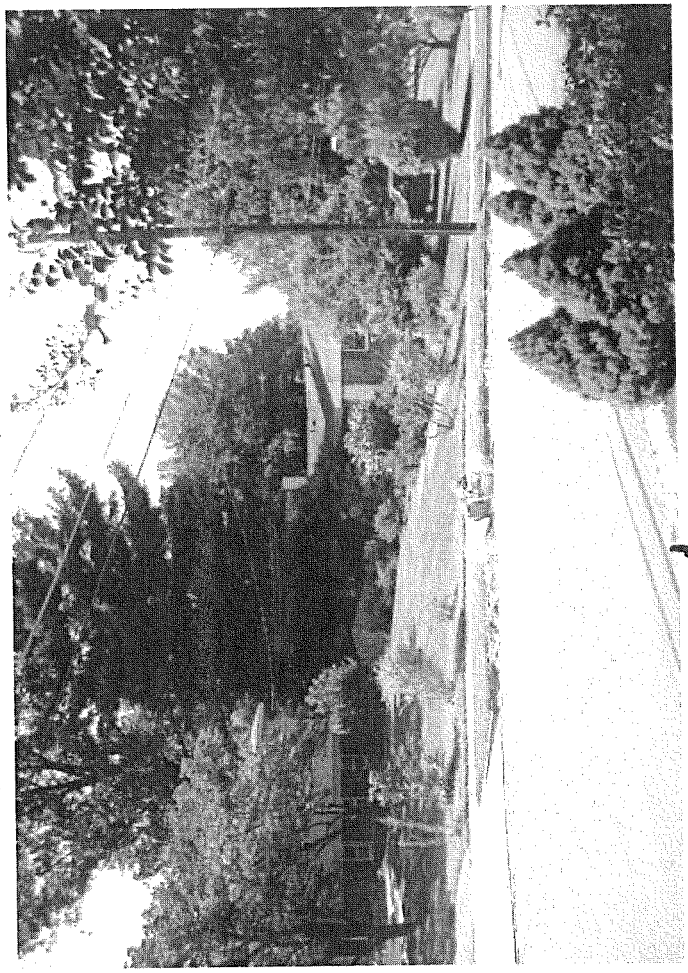
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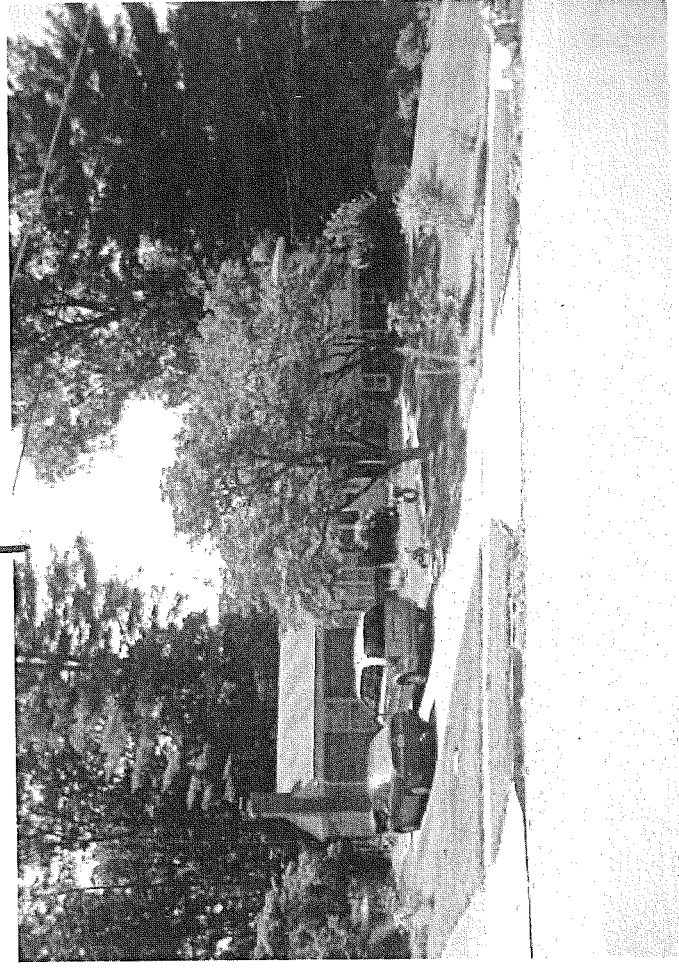
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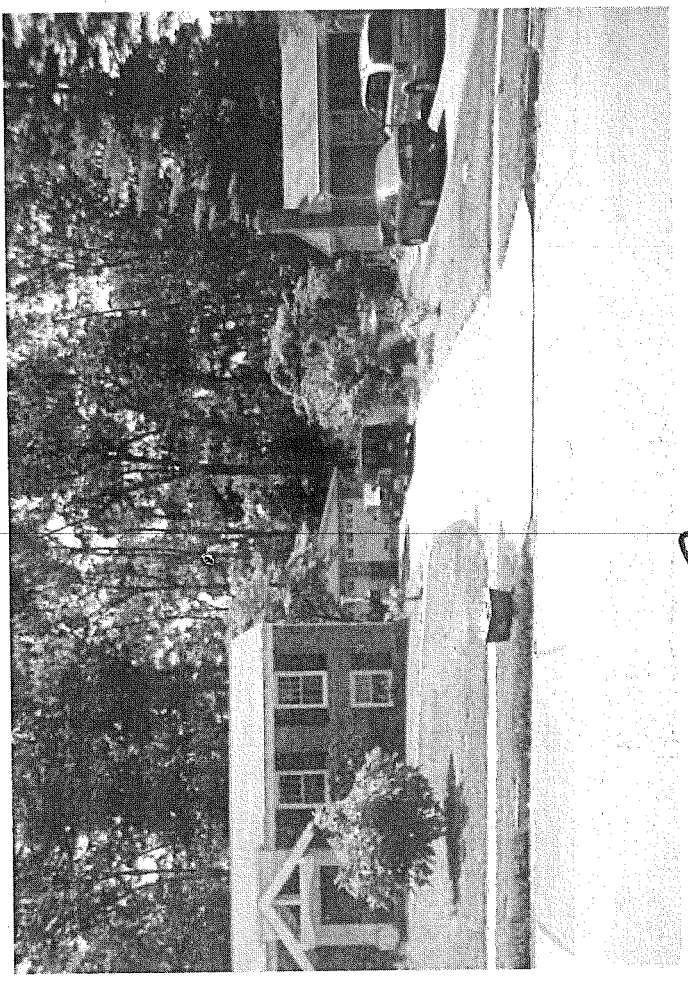
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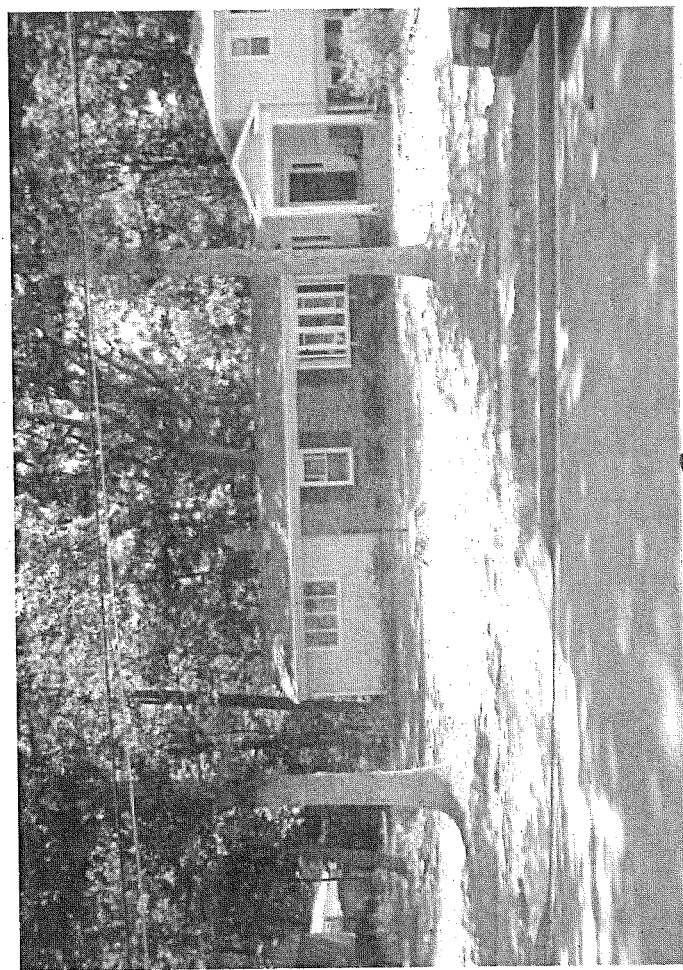


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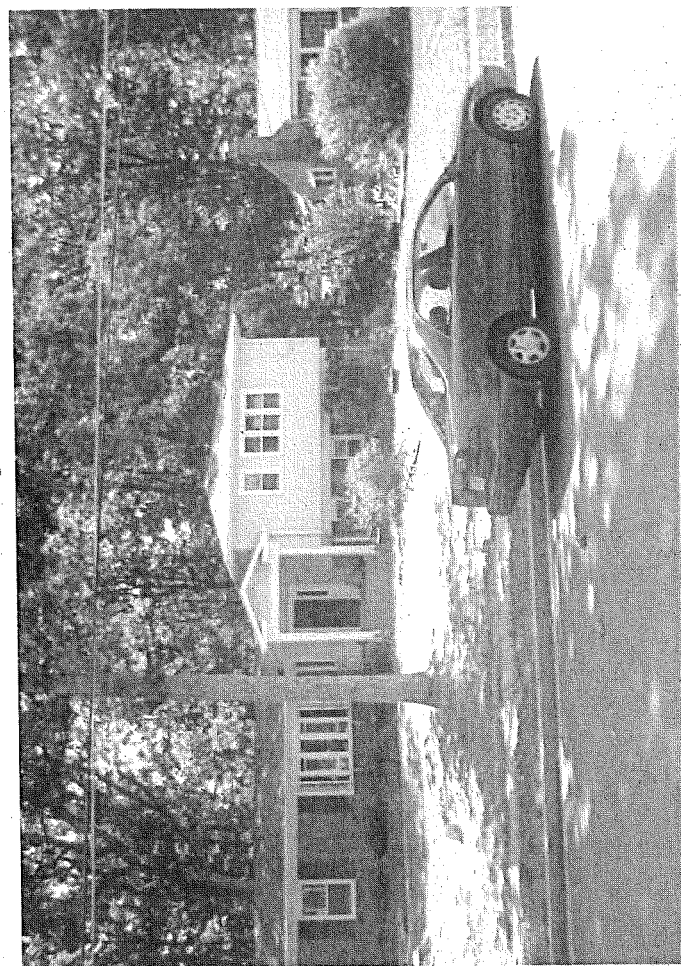


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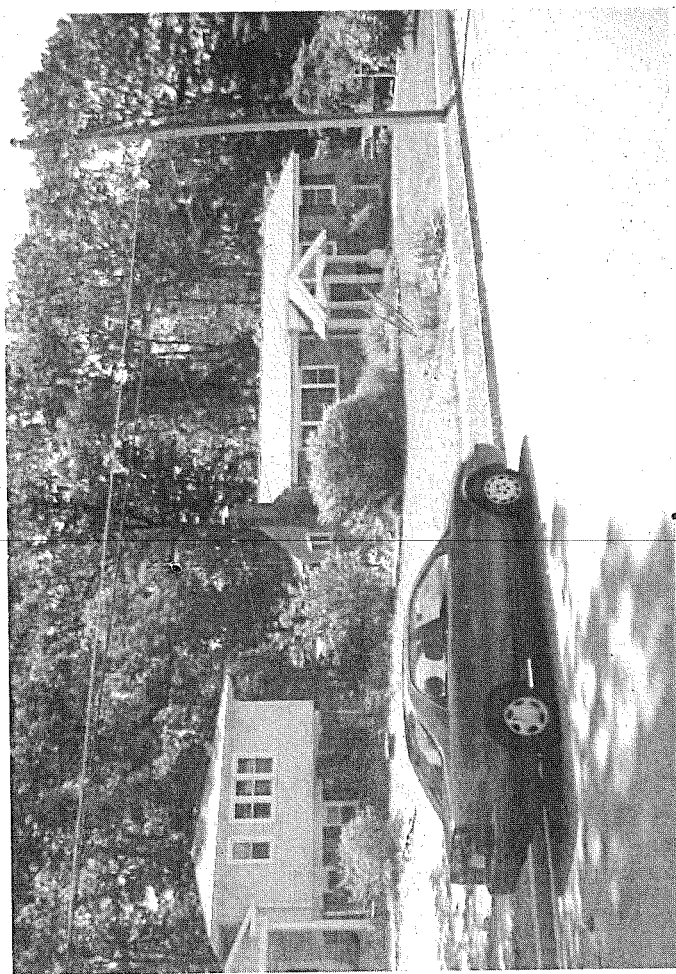
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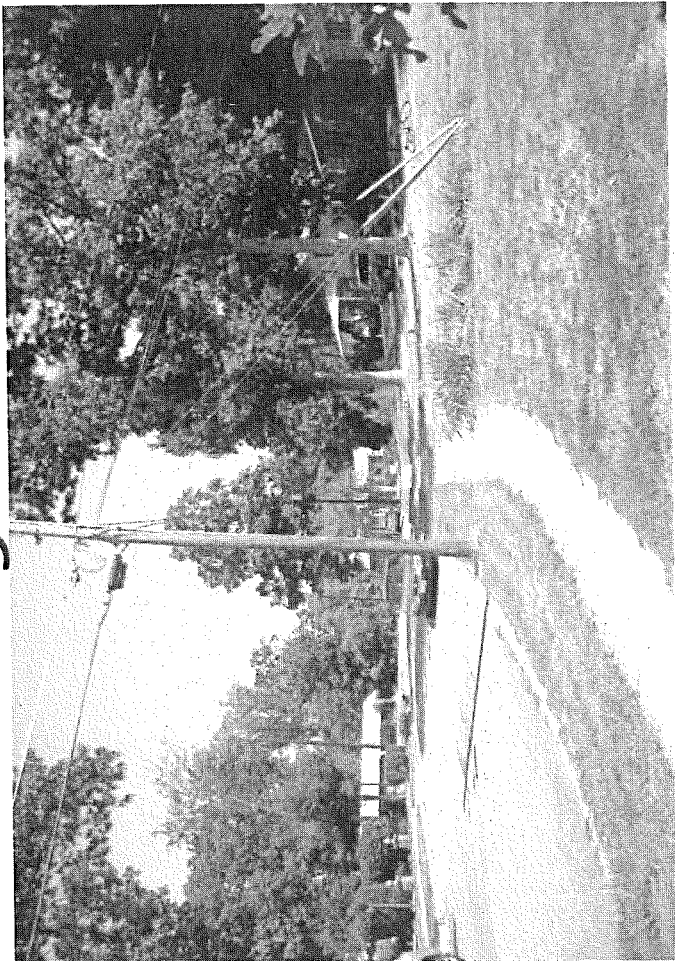
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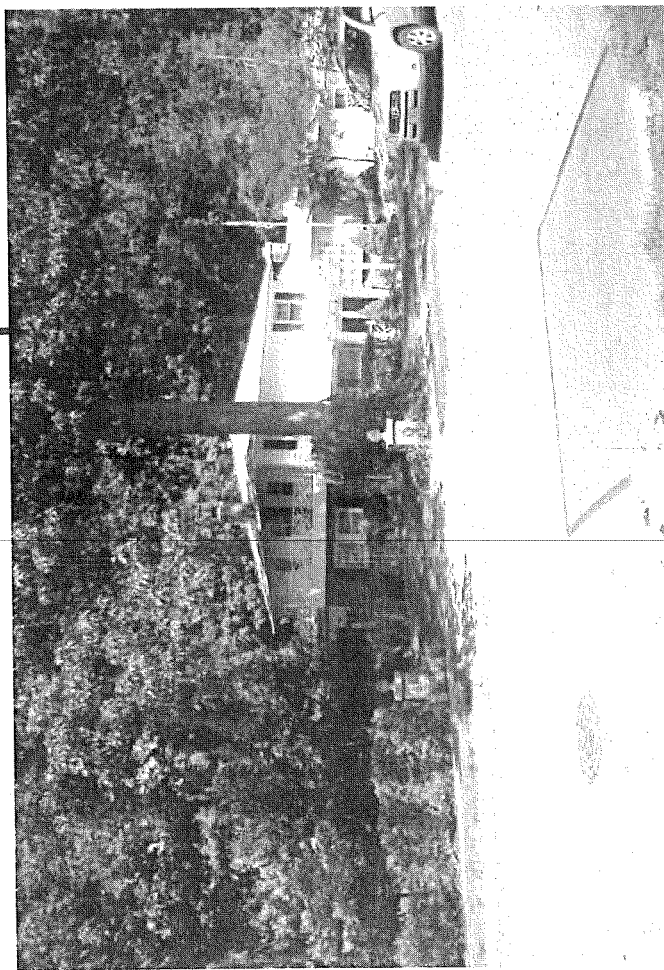
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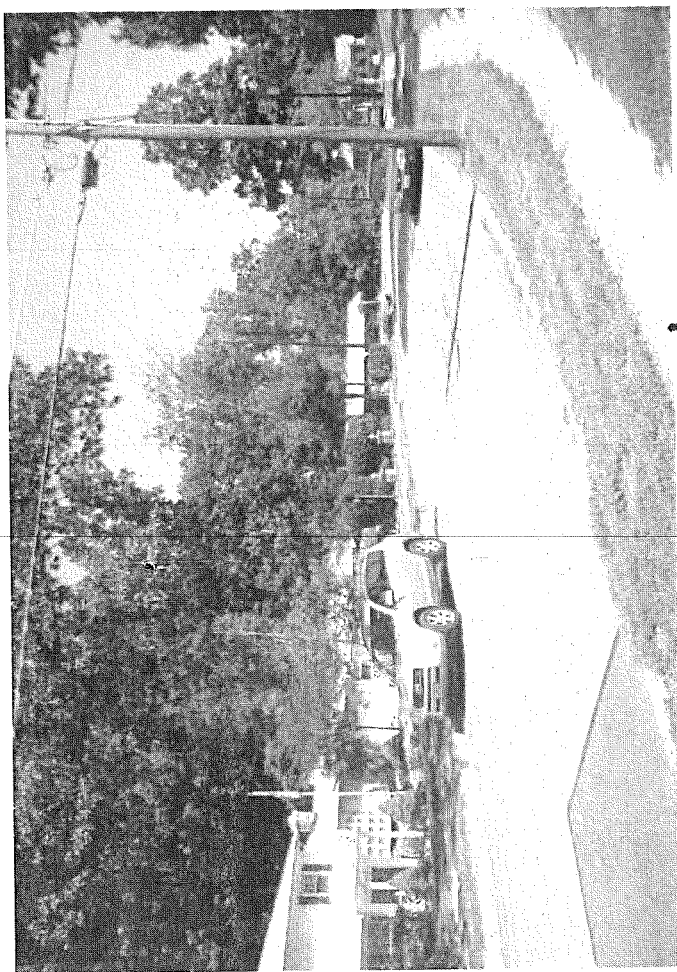
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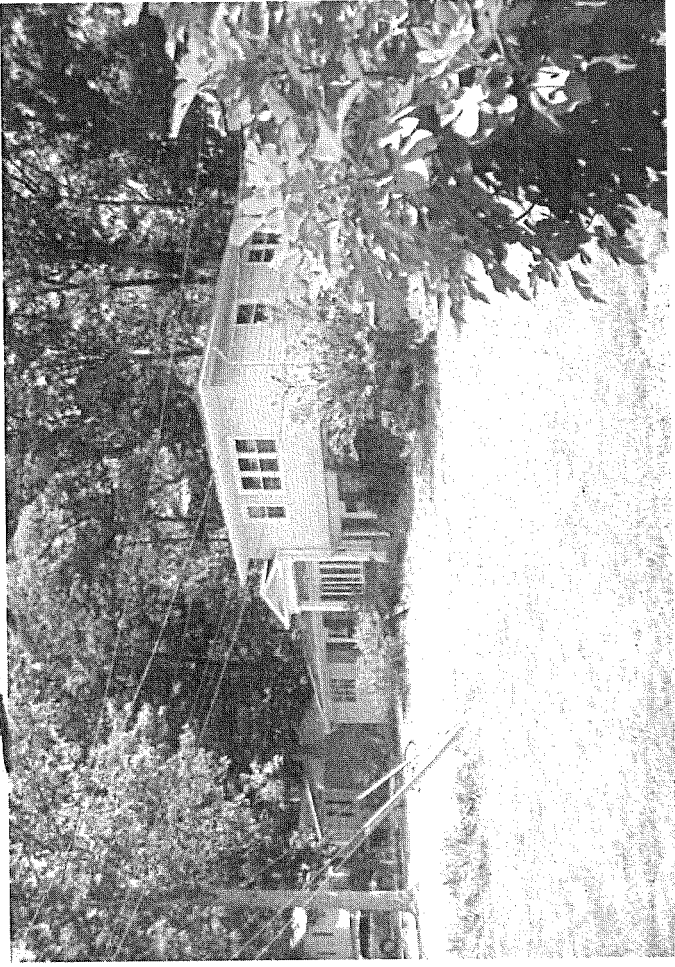
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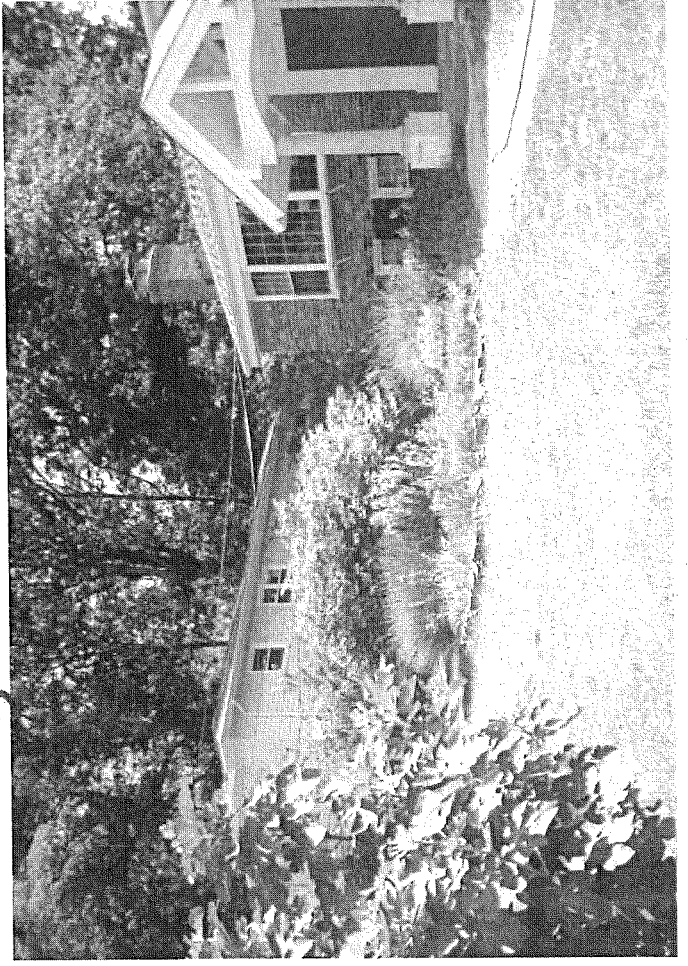
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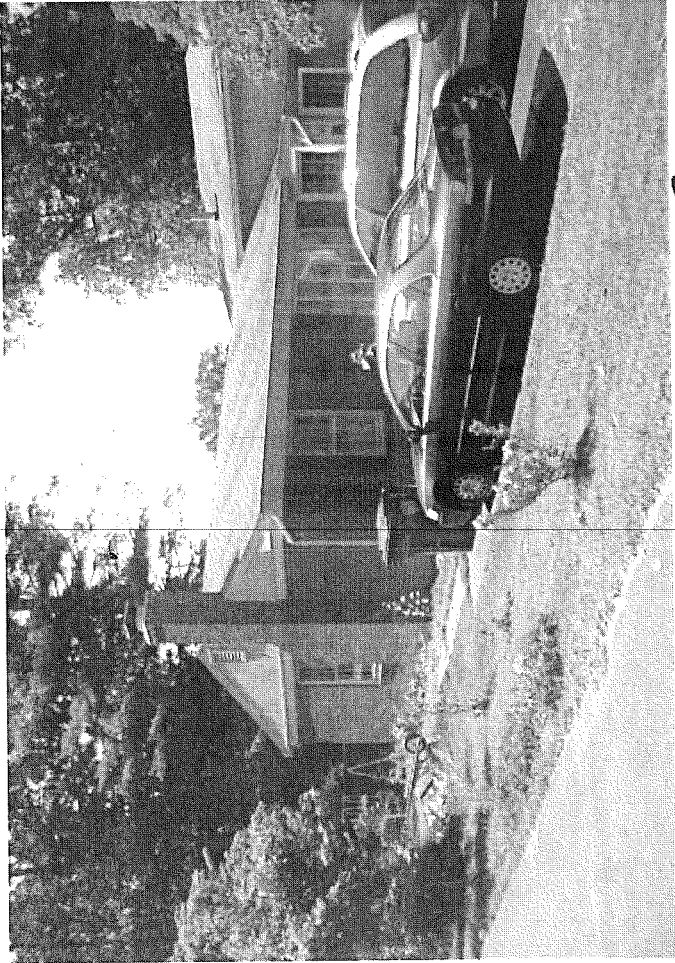
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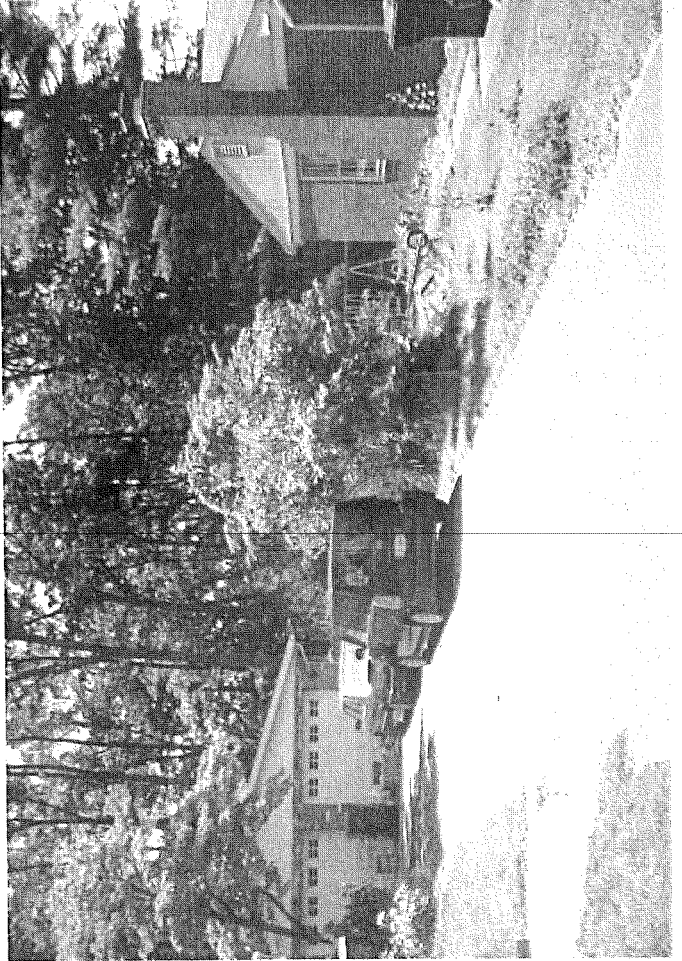
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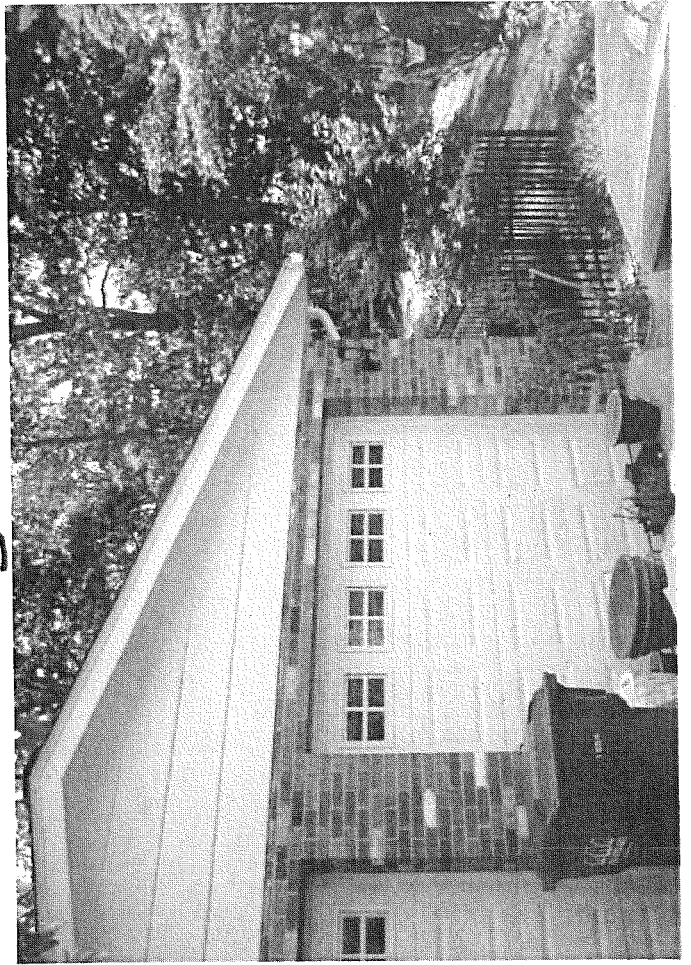
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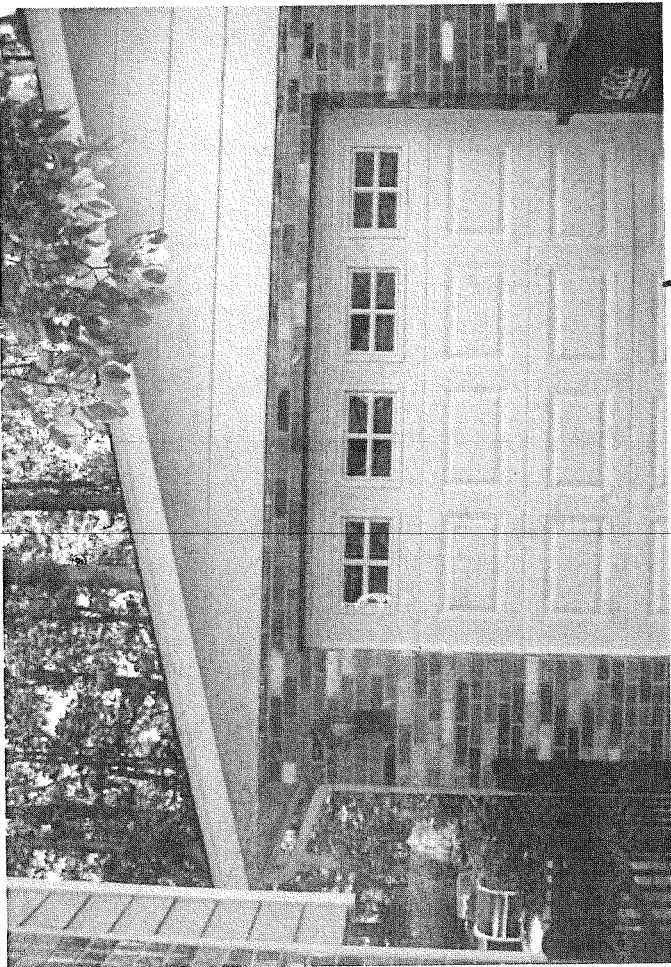
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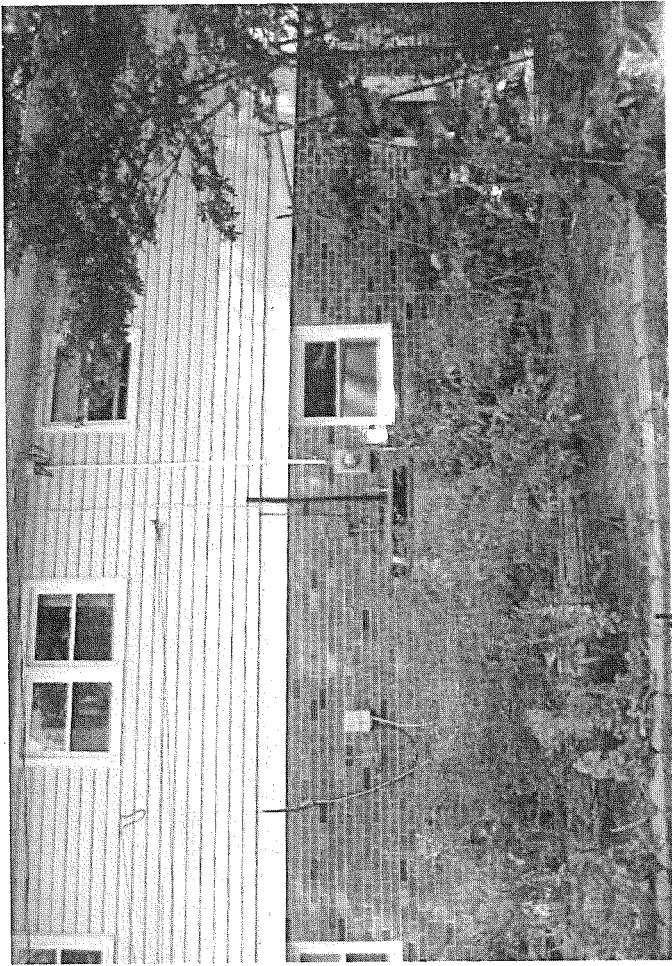


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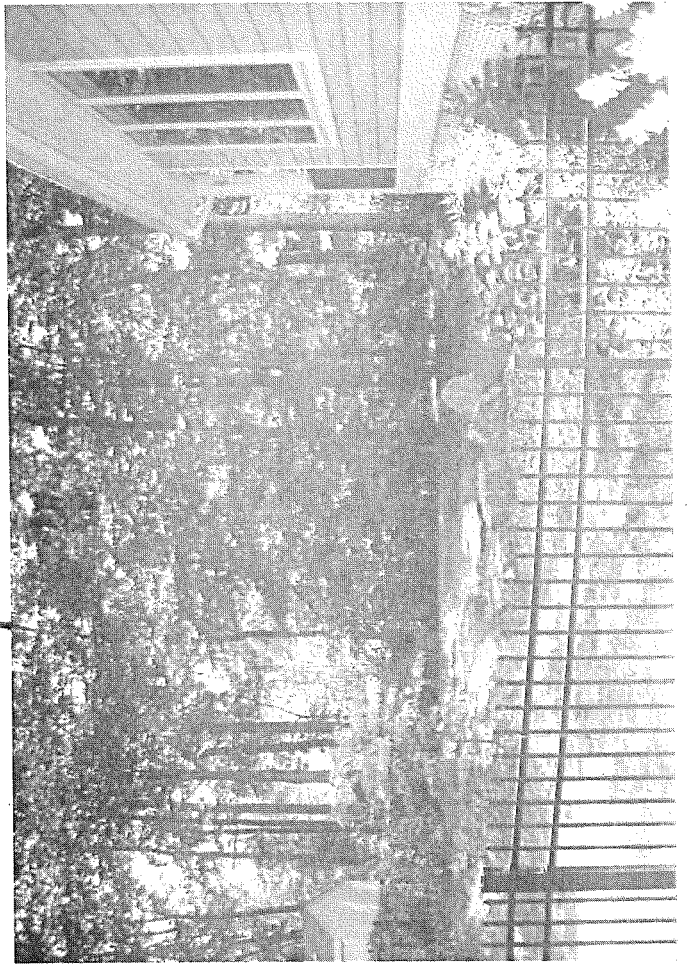


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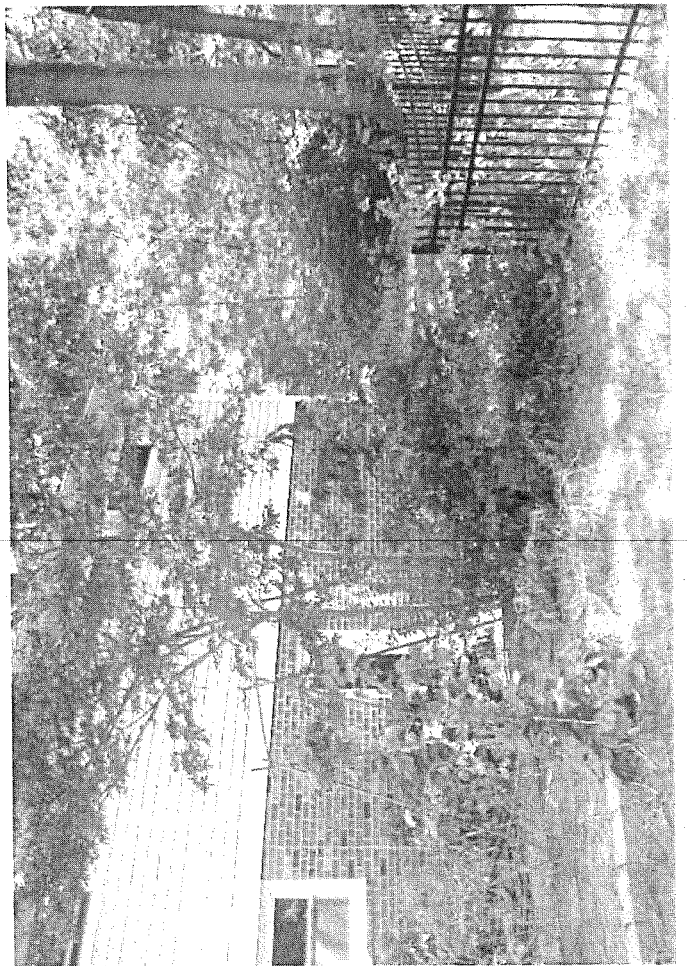
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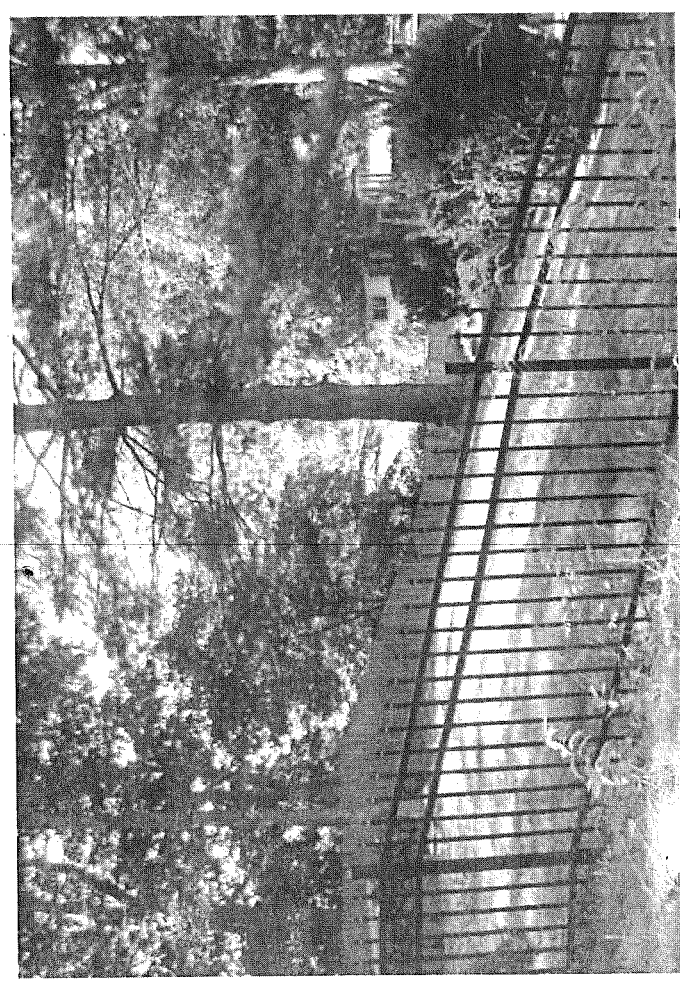


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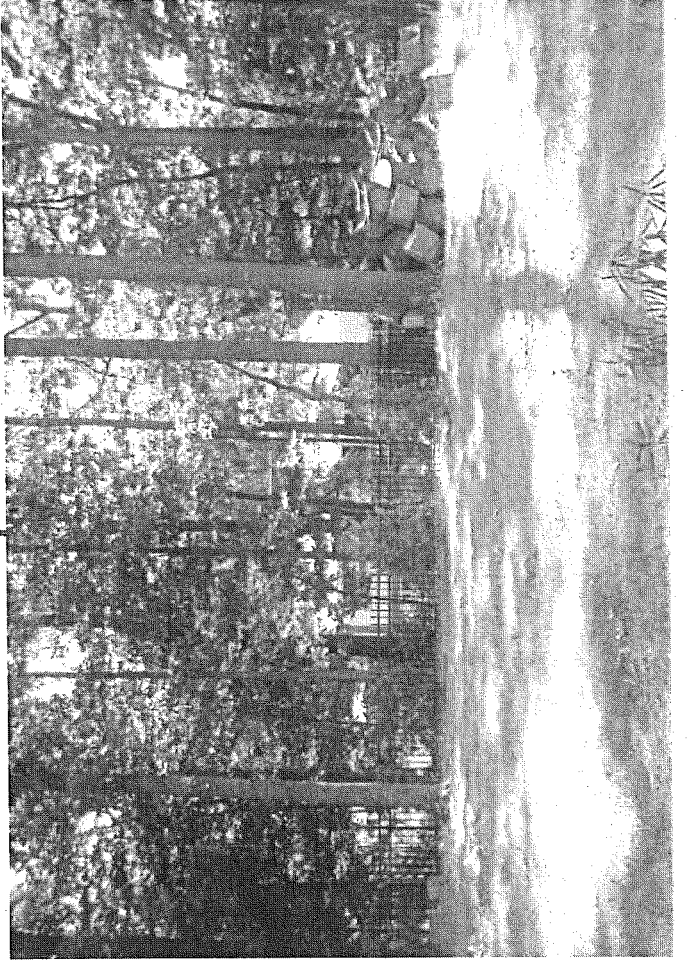
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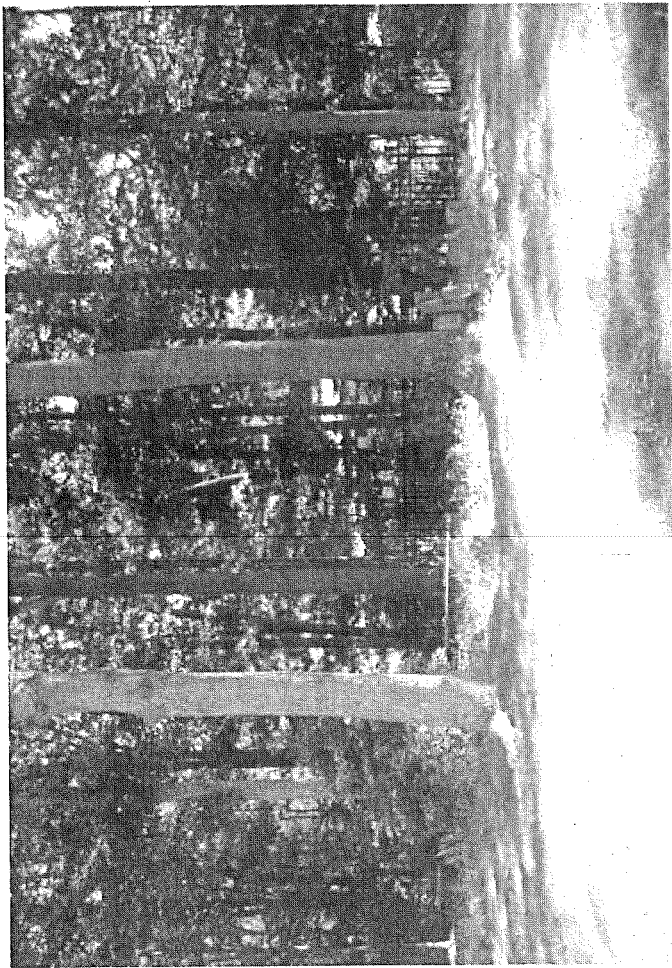
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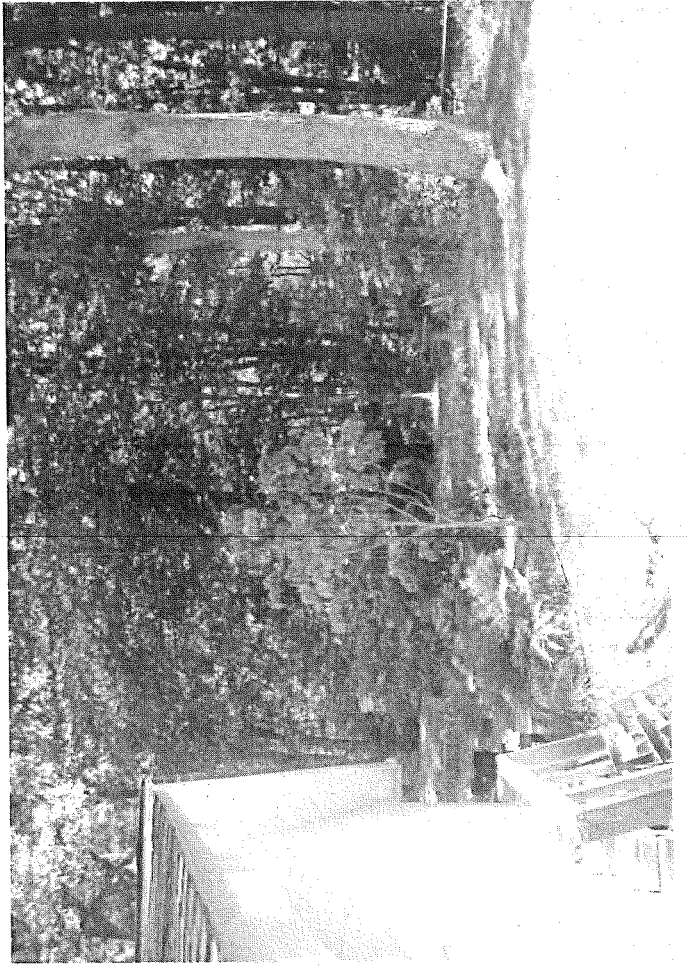
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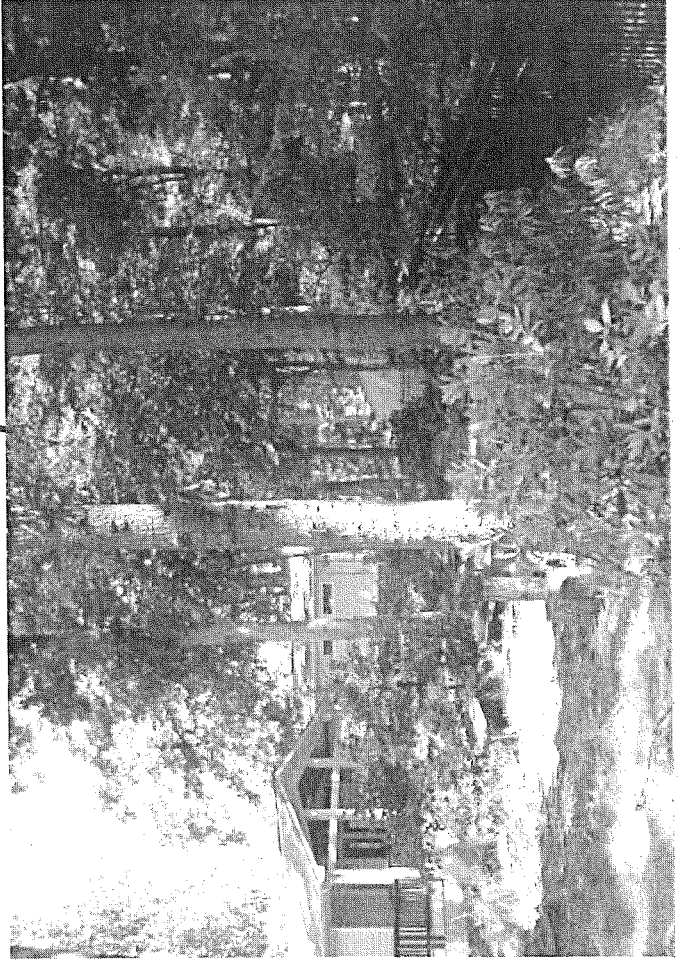


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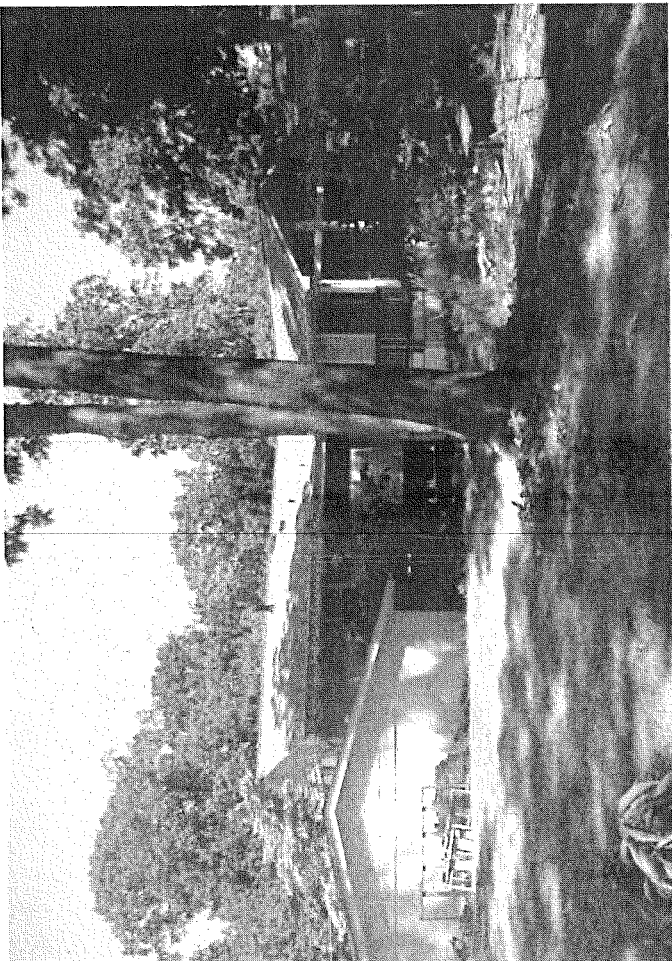
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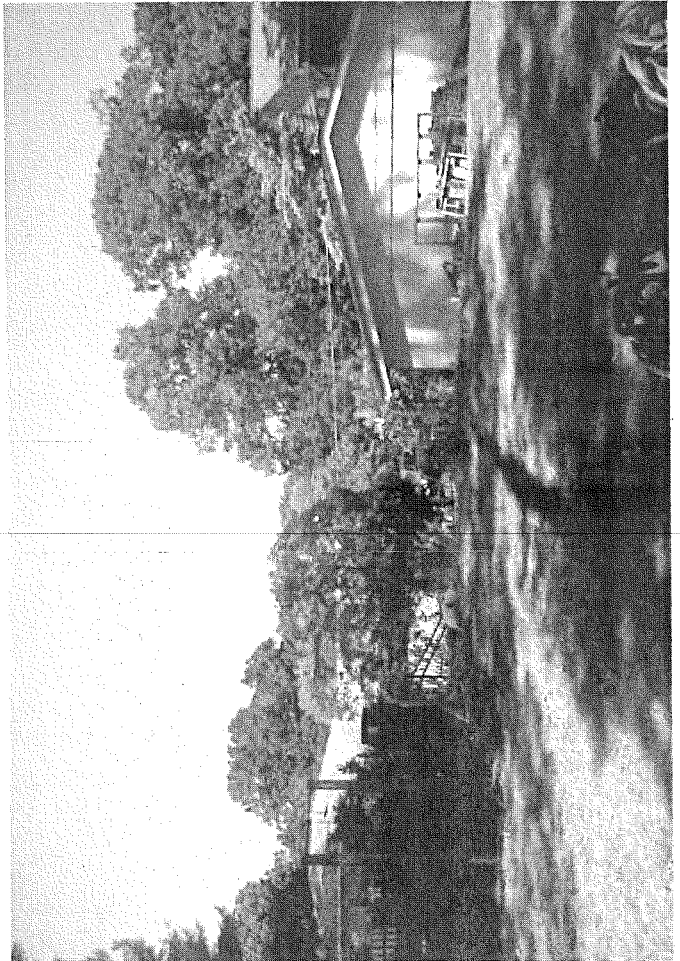
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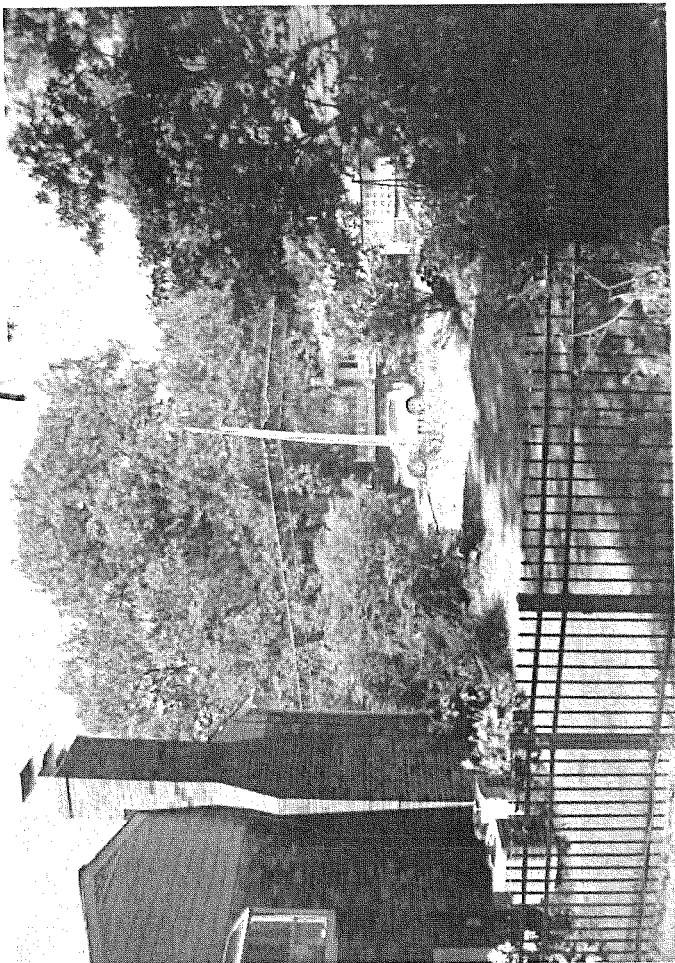


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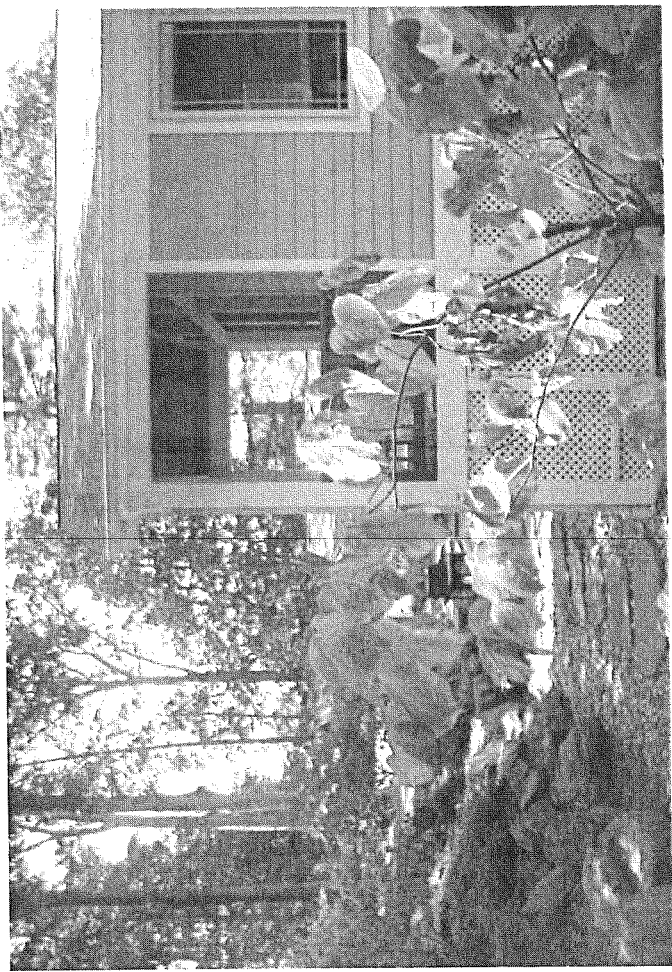


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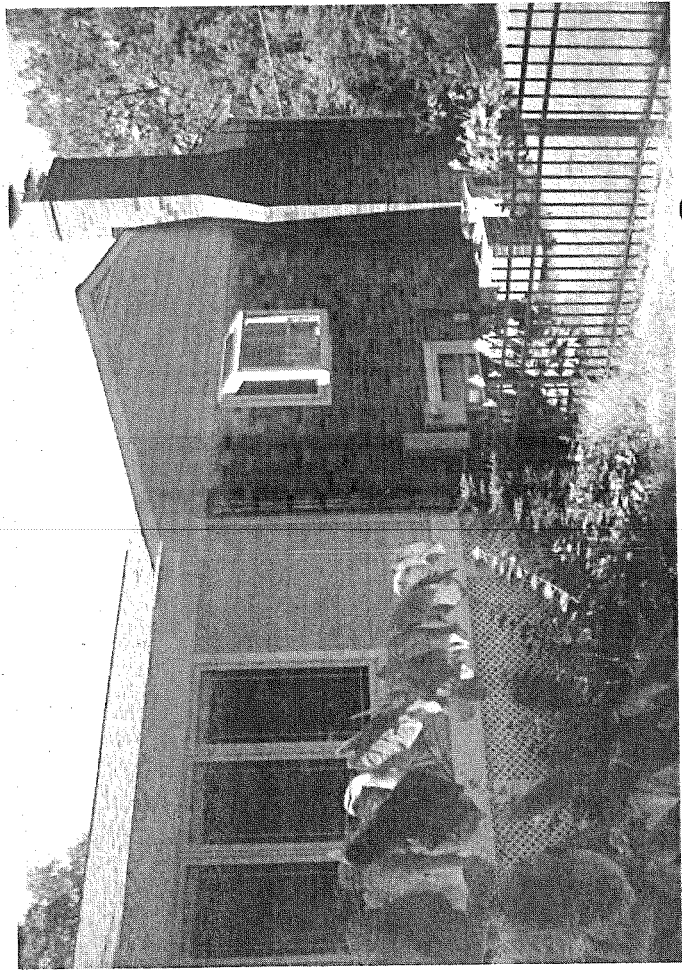
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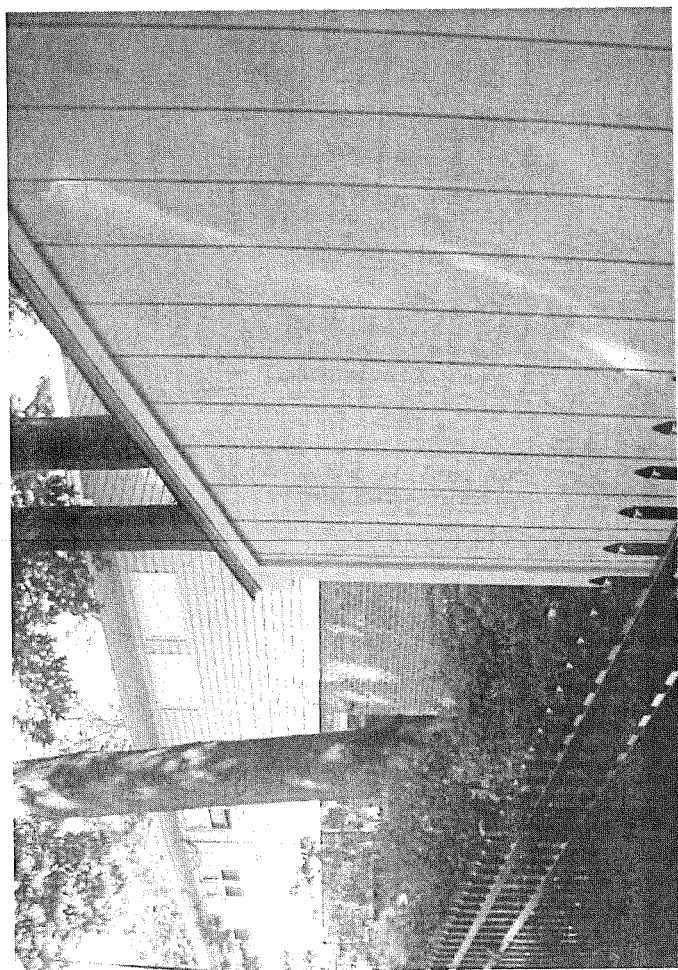
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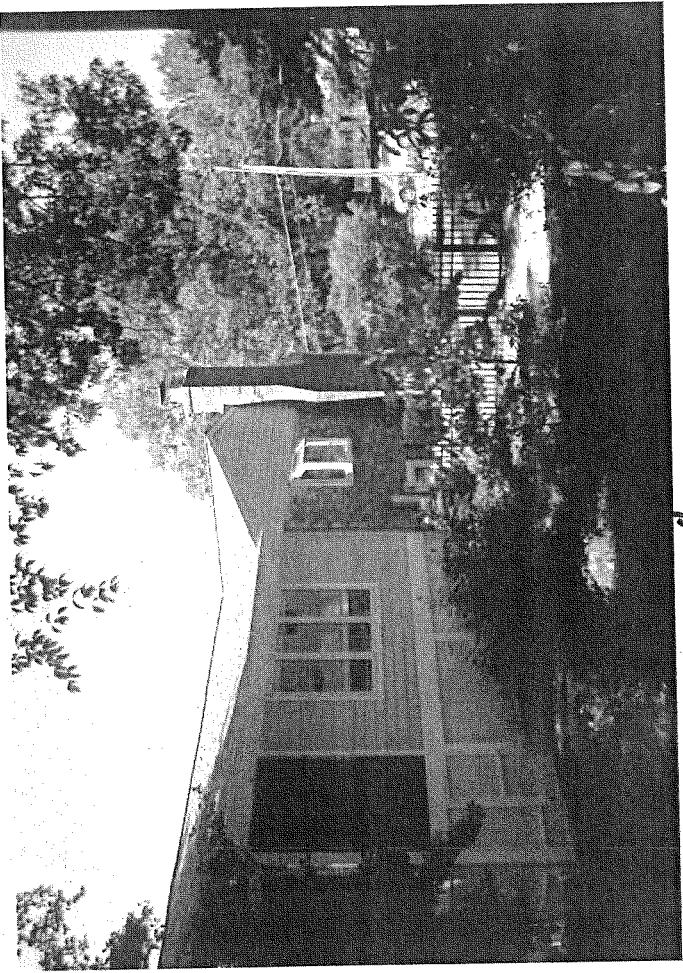


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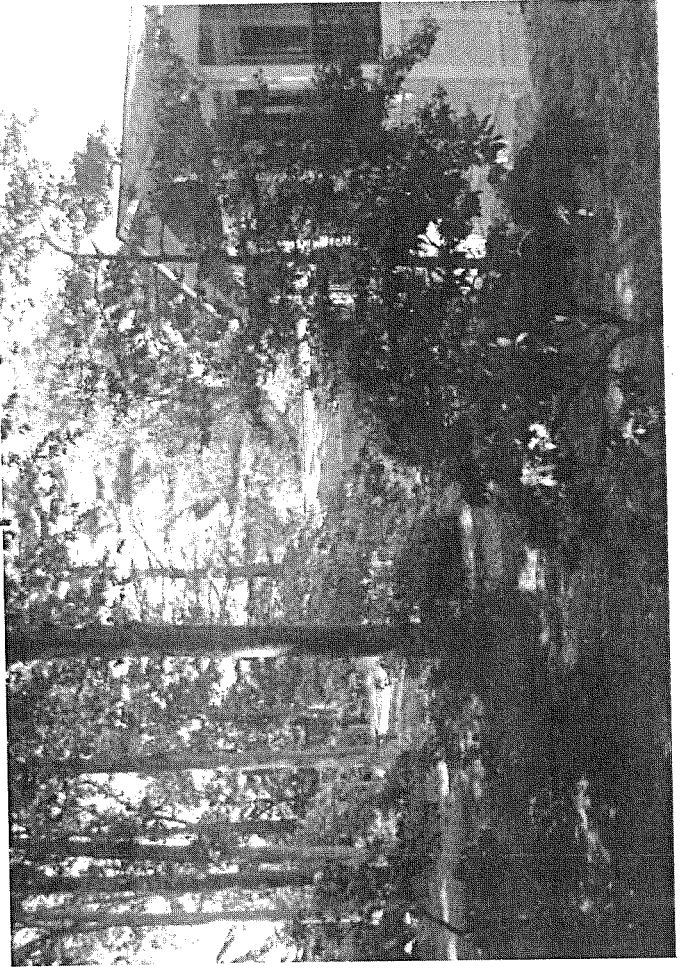


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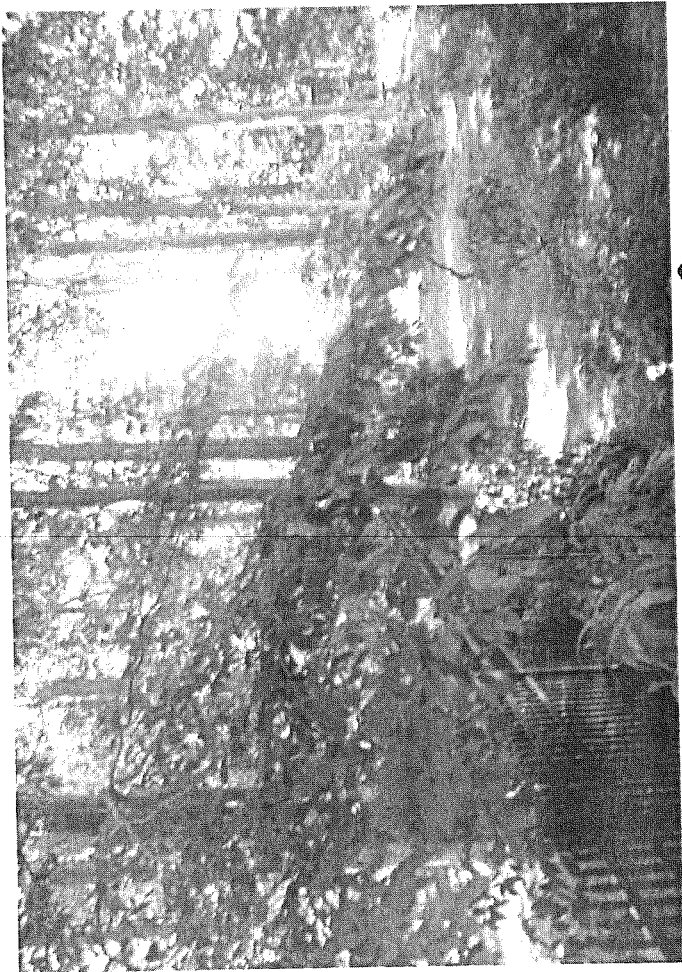
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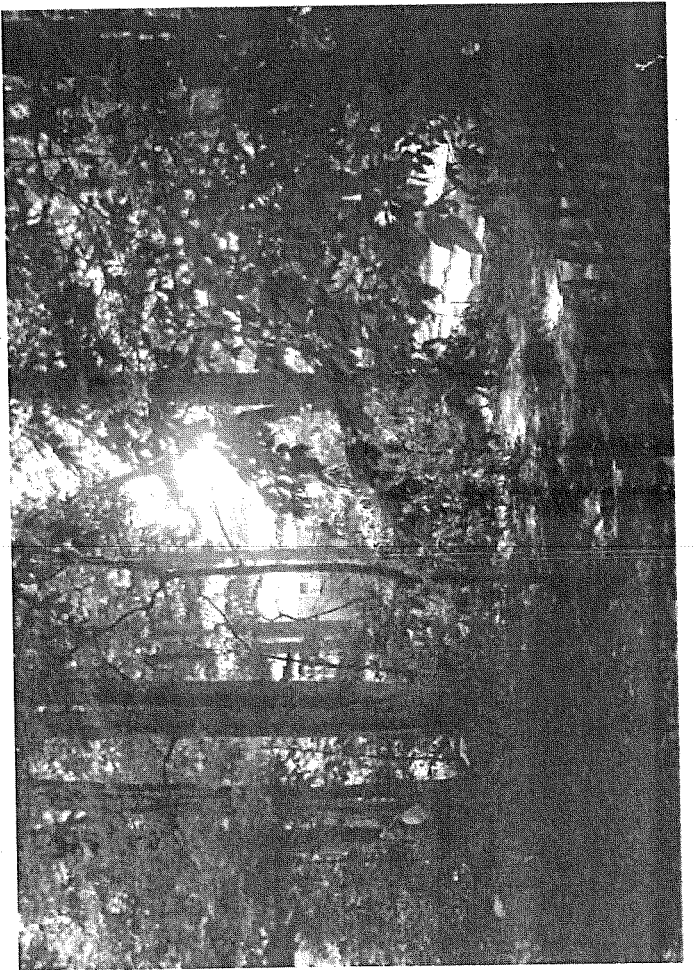
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1

DESCRIPTION OF THE APPLICATION

The applicant requests a special permit to permit construction of a carport, depicted on the plat as an approximately 18.94 foot x 13.5 foot carport, to be 7.54 feet from the western side lot line. Carports may extend five (5) feet into a required side yard, which allows an extension no closer than ten (10) feet to the side lot line.

	Structure	Yard	Min. Yard Req.*	Structure Location	Proposed Reduction	Percent of Reduction
Special Permit	Carport	Side	10 feet **	7.54 feet	2.46 feet	24.6%

* Per Sect. 3-207 and reduced by Par. E Sect. 2-412.

** The R-2 District requires a minimum side yard of 15 feet. Per Section 2-412 as noted above, a carport is permitted to extend an additional 5.0 feet which establishes a new side yard requirement of 10 feet. Paragraph D, Section 8-922 then provides that an applicant can request a 50% reduction to the permitted extension set forth in Section 2-412. The permitted extension is 5 feet, so a reduction of 2.5 feet may be requested under Section 8-922, which means that the applicant can request a reduction to as close as 7.5 feet from the side lot line (10 feet – 2.5 feet = 7.5 feet).

EXISTING SITE DESCRIPTION

The 16,887 square foot lot is currently zoned R-2 and developed with a split level brick and siding single-family detached dwelling, built in 1962. The existing 24' x by 24' detached two-car garage is 11.6 feet from the western side lot line. A building permit was issued for the garage on November 27, 1964. The garage has been taxed for at least 15 years. The Zoning Administration Division found the structure is legally vested.

The lot fronts on Saranac Court and is accessed via a driveway which terminates at the garage. The lot contains numerous plantings, shrubs, and mature trees. Metal fencing surrounds the rear portion of the lot along the lot lines. The area of the proposed carport is paved and currently used to park vehicles.

CHARACTER OF THE AREA

	Zoning	Use
North	R-2	Single-Family Detached Dwellings
East	R-2	Single-Family Detached Dwellings
South	R-2, R-1	Single Family Detached Dwellings
West	R-2	Single-Family Detached Dwellings

BACKGROUND

Previously the applicant requested approval of a variance to the minimum side yard requirement for the construction of a carport 5.1 feet from the western side lot line. The applicant requested deferral the application on November 16, 2011, during the BZA hearing in order to explore other options for the proposed carport that would not include a variance request. The applicant subsequently submitted this special permit application.

Following the adoption of the current Ordinance, the BZA has heard the following variance applications in the vicinity of the application parcel:

- Variance VC 01-B-160 was approved on December 12, 2001 for Tax Map 69-2 ((06)) at 4210 Kilbourne Drive to permit construction of an addition 6.5 feet from side lot line.
- Variance VC 85-A-051 was approved on September 24, 1985 for Tax Map 69-2 ((06)) at 4200 Selkirk Drive to permit construction of a garage addition 4.9 feet from side lot line.
- Variance VC 85-A-077 was approved December 10, 1985 for Tax Map 69-2 ((06)) at 9120 Saranac Court to permit construction of a garage addition 5.2 feet from side lot line.
- Variance VC 87-A-118 was denied on December 8, 1987 for Tax Map 69-2 ((06)) at 4306 Braeburn Drive to permit construction of a garage addition 0.3 feet from side lot line and 5.1 feet from floodplain.
- Variance VC 88-A-032 was denied on July 15, 1988 for Tax Map 69-2 ((06)) at 4306 Braeburn Drive to allow construction of a garage addition 2.1 feet from side lot line and 11.2 feet from floodplain.
- Variance VC 88-A-135 was approved on November 2, 1988 for Tax Map 69-2 ((06)) at 4306 Braeburn Drive to permit construction of a garage addition 5.1 feet from side lot line and 11.6 feet from floodplain.
- Variance VC 90-A-113 was approved January 18, 1991 for Tax Map 69-2 ((06)) at 9120 Saranac Court to permit construction of addition 10 feet from side lot line.
- Variance VC 93-B-017 was approved May 18, 1993 for Tax Map 69-2 ((06)) at 4408 Argonne Drive to permit construction of addition 21.5 feet from rear lot line.
- Variance VC 93-B-031 was approved on July 15, 1993 for Tax Map 69-2((06)) at 9117 Saranac Court to permit construction of addition 12.2 feet from side lot line.

- Variance VC 94-B-088 was approved October 11, 1994 for Tax Map 69-2((06)) at 4600 Guinea Road to permit construction of addition 13 feet from side lot line.

PLAT	
Special Permit Plat	Front of Report
Title of SP Plat:	Location Drawing, 9119 Saranac Court, Lot 23, Section 3, Braddock
Prepared By:	AULtec, Inc. dated June 1, 2011 as revised through May 1, 2012 and signed by James A. Afful, Land Surveyor.

Proposal:

The applicant indicates he would like to convert the existing garage on the property into a shop to accommodate hobbies. Therefore, the applicant requests approval of a special permit to construct an 18.94' x 13.5' carport to shelter vehicles.

The 14.5' tall carport is proposed to be situated directly in front of the existing garage and be attached to the existing dwelling. The applicant proposes to step back the carport so that the addition does not encroach further into the required side yard than 50% of the required minimum side yard. The zoning ordinance requires a minimum 10' side yard. The proposed carport is 7.54' from the western side lot line, which encroaches 2.46', or 24.6%, into the minimum required side yard.

ZONING ORDINANCE REQUIREMENTS

Applicable bulk regulation(s) and additional location regulations are set forth on Page 1. The application must meet all of the following standards, copies of which are attached as Appendix 4:

- Sect. 8-006 General Special Permit Standards
- Sect. 8-903 Group 9 Standards
- Sect. 8-922 Provisions for Reduction of Certain Yard Requirements

Sect. 8-006 General Special Permit Standards

Staff believes that the application meets all of the 8 General Special Permit Standards with notes regarding General Standards 3.

General Standard 3 requires that the proposed uses be harmonious with and not adversely affect the use or development of neighboring properties in accordance with the applicable zoning district regulations and the adopted comprehensive plan. *The*

character of the neighborhood is residential. Staff believes by observation of the neighborhood through submitted photographs that the construction of the open carport addition will not adversely affect the use or development of neighboring properties since many of the surrounding properties have garages and carports on their homes and the request as proposed is modest in size and scale. The property owners currently park vehicles in the location of the proposed carport. Therefore, staff believes this standard has been met.

Sect. 8-922 Provisions for Reduction of Certain Yard Requirements

This special permit application must satisfy all of the provisions contained in Sect. 8-922, Provisions for Reduction of Certain Yard Requirements. Standards 1, 2, 3, 11 and 12 relate to submission requirements and were satisfied at the time of submission. Standard 4 relates to gross floor area, which does not apply for open structures. Standard 5 relates to accessory structures, which does not apply to this application and Standard 10 allows the BZA to impose development conditions. Staff believes that the application has met all of the remaining standards, specifically Standards 6, 7, 8, and 9.

Standard 6 states that the BZA shall determine that the proposed development will be in character with the existing on-site development in terms of the location, height, bulk and scale of the existing structure(s) on the lot. The elevation drawings and pictures submitted, which are included at the front of the staff report, indicate that the materials, size and scale of the proposed open carport structure will be compatible with the architecture of the existing dwelling on the lot. Therefore, the proposed carport will be in character with existing on-site development and staff believes that the application meets this provision.

Standard 7 states that the BZA shall determine that the proposed development is harmonious with the surrounding off-site uses and structures in terms of location, height, bulk and scale of surrounding structures, topography, existing vegetation and the preservation of significant trees as determined by the Director. The applicant proposes to construct the carport directly in front of the existing garage in an area currently paved and used for the parking of vehicles. The carport will be off-set from the front of the dwelling. Most of the houses in the neighborhood have attached enclosed garages or carports. The subject property has a detached garage. The applicant states that there is a drainage issue because of the way the garage is constructed on the lot and they're unable to use the enclosed garage for sheltering vehicles. The proposed attached carport will be more harmonious with surrounding properties because most of the houses have attached carports or enclosed garages. Staff believes the carport will be harmonious with surrounding off-site uses, with adoption of the proposed development conditions, and meets this provision.

Standard 8 states that the BZA shall determine that the proposed development shall not adversely impact the use and/or enjoyment of any adjacent property with regard to issues such as noise, light, air, safety, erosion, and stormwater runoff. Staff believes that the application meets the erosion and stormwater runoff portion of the standards since DPWES did not indicate that there are drainage complaints on file related to this property. Staff believes that an open carport, approximately 256 square feet in size,

constructed 7.54 feet from the side lot will not impact the use and/or enjoyment of any adjacent property with regard to issues such as noise, light, air or safety, as it is proposed to maintain three open sides and will be placed on the applicants existing driveway. Staff believes the request is modest and will not increase runoff or erosion since the area is currently paved. Staff believes that the application meets this provision.

Standard 9 states that the BZA shall determine that the proposed reduction represents the minimum amount of reduction necessary to accommodate the proposed structure on the lot. Specific factors to be considered include, but are not limited to, the layout of the existing structure; availability of alternate locations for the addition; orientation of the structure(s) on the lot; shape of the lot and the associated yard designations on the lot; environmental characteristics of the site, including presence of steep slopes, floodplains and/or Resource Protection Areas; preservation of existing vegetation and significant trees as determined by the Director; location of a well and/or septic field; location of easements; and/or preservation of historic resources. The request to construct a one-story open carport is shown in the most logical location, on existing paving and directly in front of the existing detached garage. No trees will be removed and the carport will be attached to the side of existing dwelling where vehicles are currently parked and stored.

CONCLUSION

Staff finds that the subject application is in conformance with the applicable Zoning Ordinance provisions with the implementation of the Proposed Development Conditions contained in Appendix 1 of the staff report.

RECOMMENDATION

Staff recommends approval of SP 2012-BR-037 for the open carport structure, subject to the Proposed Development Conditions contained in Appendix 1 of the staff report.

It should be noted that it is not the intent of staff to recommend that the Board, in adopting any conditions, relieve the applicant/owner from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.

It should be further noted that the content of this report reflects the analysis and recommendations of staff; it does not reflect the position of the Board of Zoning Appeals.

The approval of this application does not interfere with, abrogate or annul any easements, covenants, or other agreements between parties, as they may apply to the property subject to the application.

APPENDICES

1. Proposed Development Conditions with Attachment 1
2. Applicant's Affidavit
3. Applicant's Statement of Justification
4. Vested Right Determination
5. Applicable Zoning Ordinance Provisions

PROPOSED DEVELOPMENT CONDITIONS

SP 2012-BR-037

September 5, 2012

If it is the intent of the Board of Zoning Appeals to approve SP 2012-BR-037 located at 9119 Saranac Court, Tax Map 69-2 ((06)) 23 to permit reduction of certain yard requirements pursuant to Section 8-922 of the Fairfax County Zoning Ordinance, staff recommends that the Board condition the approval by requiring conformance with the following development conditions.

1. This special permit is approved for the location and size (approximately 256 square feet) of the carport, as shown on the plat prepared by James A. Afful, Professional Land Surveyor, dated June 1, 2011 as revised through May 1, 2012, submitted with this application and is not transferable to other land.
2. The carport addition shall be generally consistent with the architectural renderings and materials as shown on Attachment 1 to these conditions.
3. A building permit for the carport shall be obtained prior to construction and final inspections shall be obtained and approved.

This approval, contingent upon the above-noted conditions, shall not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations or adopted standards.

Pursuant to Sect. 8-015 of the Zoning Ordinance, this special permit shall automatically expire, without notice, thirty (30) months after the date of approval unless construction has commenced and has been diligently prosecuted. The Board of Zoning Appeals may grant additional time to commence construction if a written request for additional time is filed with the Zoning Administrator prior to the date of expiration of the special permit. The request must specify the amount of additional time requested, the basis for the amount of time requested and an explanation of why additional time is required.



CASE
DESIGN ARCHITECT, INC.
www.casedesign.com

4701 S. 1st Street
North Park, Suite 40
Bethesda, MD 20814
301.228.4522 (F) 301.228.3185

4701 S. 1st Street
Falls Church, VA 22046
703.541.2860 (F) 703.534.0227

1830-C Bulfinch Circle
Chantilly, VA 20151
703.400.3029

Arizona
151 Rialto Highway, Suite 108
Scottsdale, AZ 85260
410.348.4150 (F) 410.348.4335

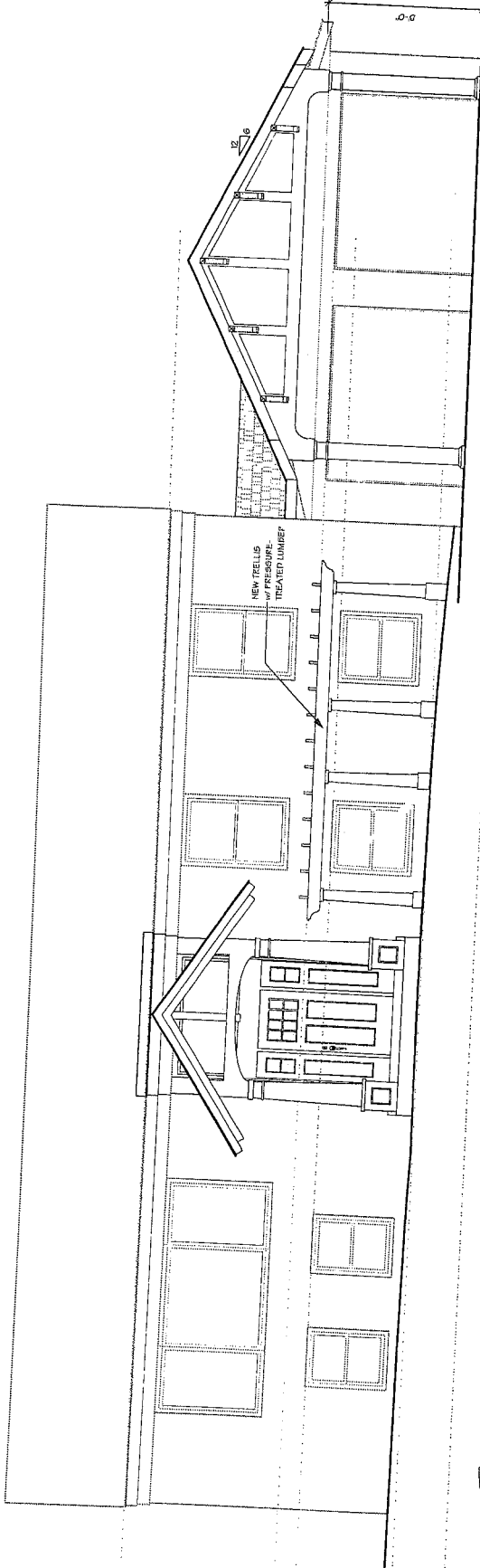
Haight Residence
9119 Saranac Court
Fairfax, VA 22032

Drawing Log	Date
CONTRACT	8/4/11

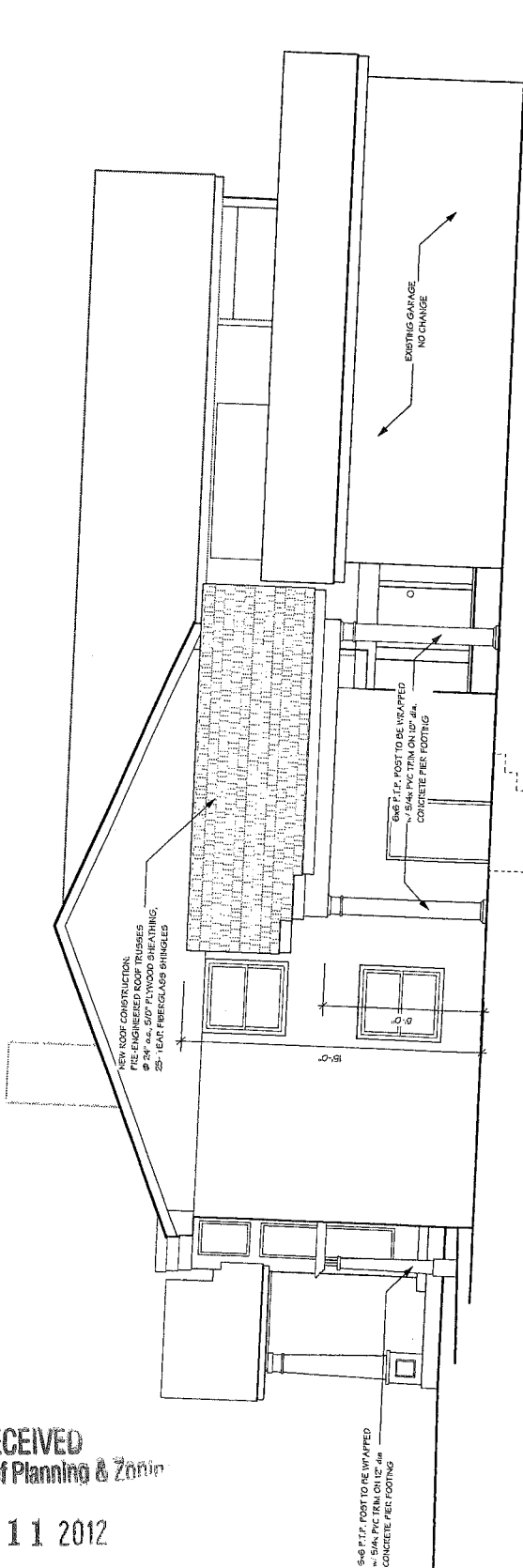
Proj. Number:	1824444
Proj. Designer:	D. VOOT
Asst. Proj. Designer:	SHOK
Proj. Manager:	J. WOOD

Date:	12/20/11
Sheet:	4
Of:	4

PROPOSED ELEVATIONS



PROPOSED FRONT ELEVATION
Scale: 1/4" = 1'-0"



PROPOSED RIGHT SIDE ELEVATION
Scale: 1/4" = 1'-0"

RECEIVED
Department of Planning & Zoning
JUN 11 2012
Zoning Evaluation Division

THE ATTACHED AFFIDAVIT

HAS NOT BEEN APPROVED

BY THE OFFICE OF THE COUNTY ATTORNEY

Application No.(s): _____
(county-assigned application number(s), to be entered by County Staff)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: JUNE 6 2012
(enter date affidavit is notarized)

I, STEVE SCHOLL, do hereby state that I am an
(enter name of applicant or authorized agent)

(check one) ☐ applicant
☒ applicant's authorized agent listed in Par. 1(a) below

and that, to the best of my knowledge and belief, the following is true:

1(a). The following constitutes a listing of the names and addresses of all **APPLICANTS, TITLE OWNERS, CONTRACT PURCHASERS, and LESSEES** of the land described in the application,* and, if any of the foregoing is a **TRUSTEE,**** each **BENEFICIARY** of such trust, and all **ATTORNEYS** and **REAL ESTATE BROKERS**, and all **AGENTS** who have acted on behalf of any of the foregoing with respect to the application:

(NOTE: All relationships to the application listed above in **BOLD** print must be disclosed. Multiple relationships may be listed together, e.g., **Attorney/Agent, Contract Purchaser/Lessee, Applicant/Title Owner**, etc. For a multiparcel application, list the Tax Map Number(s) of the parcel(s) for each owner(s) in the Relationship column.)

NAME (enter first name, middle initial, and last name)	ADDRESS (enter number, street, city, state, and zip code)	RELATIONSHIP(S) (enter applicable relationships listed in BOLD above)
WILLIAM H HAIGHT	9119 SARAWAK COURT FAIRFAX VA 22032	APPLICANT/TITLE OWNER
CATHERINE G. HAIGHT	11	TITLE OWNER
CASE DESIGN/REMODELING	4701 SANGAMORE RD BETHESDA MD 20816	AGENT
STEVE SCHOLL	11	AGENT
RICK MATUS	11	AGENT

(check if applicable) ☐ There are more relationships to be listed and Par. 1(a) is continued on a "Special Permit/Variance Attachment to Par. 1(a)" form.

* In the case of a condominium, the title owner, contract purchaser, or lessee of 10% or more of the units in the condominium.

** List as follows: Name of trustee, Trustee for (name of trust, if applicable), for the benefit of: (state name of each beneficiary).

Application No.(s): _____

(county-assigned application number(s), to be entered by County Staff)

Page Two

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: _____

(enter date affidavit is notarized)

- 1(b). The following constitutes a listing*** of the **SHAREHOLDERS** of all corporations disclosed in this affidavit who own 10% or more of any class of stock issued by said corporation, and where such corporation has 10 or less shareholders, a listing of all of the shareholders:

(NOTE: Include SOLE PROPRIETORSHIPS, LIMITED LIABILITY COMPANIES, and REAL ESTATE INVESTMENT TRUSTS herein.)

CORPORATION INFORMATION

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

CASE DESIGN/REMODELING INC.
4701 SANGAMORE ROAD SUITE N. 40
BETHESDA, MD 20816

DESCRIPTION OF CORPORATION: (check one statement)

- ☒ There are 10 or less shareholders, and all of the shareholders are listed below.
☐ There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
☐ There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF SHAREHOLDERS: (enter first name, middle initial, and last name)

FREDERIC F. CASE

(check if applicable) ☐ There is more corporation information and Par. 1(b) is continued on a "Special Permit/Variance Attachment 1(b)" form.

*** All listings which include partnerships, corporations, or trusts, to include the names of beneficiaries, must be broken down successively until (a) only individual persons are listed or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of stock. *In the case of an APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all of its partners, of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER or LESSEE* of the land. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed.* Use footnote numbers to designate partnerships or corporations, which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.

Application No.(s): _____
(county-assigned application number(s), to be entered by County Staff)

Page Three

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: _____
(enter date affidavit is notarized)

- 1(c). The following constitutes a listing*** of all of the **PARTNERS**, both **GENERAL** and **LIMITED**, in any partnership disclosed in this affidavit:

PARTNERSHIP INFORMATION

PARTNERSHIP NAME & ADDRESS: (enter complete name, number, street, city, state, and zip code)

(check if applicable) ☐ The above-listed partnership has no limited partners.

NAMES AND TITLE OF THE PARTNERS (enter first name, middle initial, last name, and title, e.g. **General Partner**, **Limited Partner**, or **General and Limited Partner**)

(check if applicable) ☐ There is more partnership information and Par. 1(c) is continued on a "Special Permit/Variance Attachment to Par. 1(c)" form.

*** All listings which include partnerships, corporations, or trusts, to include the names of beneficiaries, must be broken down successively until: (a) only individual persons are listed or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of stock. *In the case of an **APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE*** of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all of its partners, of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the **APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE*** of the land. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed.* Use footnote numbers to designate partnerships or corporations, which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.

Application No.(s): _____
(county-assigned application number(s), to be entered by County Staff)

Page Four

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: _____
(enter date affidavit is notarized)

1(d). One of the following boxes **must** be checked:

☐ In addition to the names listed in Paragraphs 1(a), 1(b), and 1(c) above, the following is a listing of any and all other individuals who own in the aggregate (directly and as a shareholder, partner, and beneficiary of a trust) 10% or more of the **APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE*** of the land:

☒ Other than the names listed in Paragraphs 1(a), 1(b), and 1(c) above, no individual owns in the aggregate (directly and as a shareholder, partner, and beneficiary of a trust) 10% or more of the **APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE*** of the land.

2. That no member of the Fairfax County Board of Zoning Appeals, Planning Commission, or any member of his or her immediate household owns or has any financial interest in the subject land either individually, by ownership of stock in a corporation owning such land, or through an interest in a partnership owning such land.

EXCEPT AS FOLLOWS: (**NOTE:** If answer is none, enter "NONE" on the line below.)

NONE

(check if applicable) ☐ There are more interests to be listed and Par. 2 is continued on a "Special Permit/Variance Attachment to Par. 2" form.

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: _____
(enter date affidavit is notarized)

3. That within the twelve-month period prior to the public hearing of this application, no member of the Fairfax County Board of Zoning Appeals, Planning Commission, or any member of his or her immediate household, either directly or by way of partnership in which any of them is a partner, employee, agent, or attorney, or through a partner of any of them, or through a corporation in which any of them is an officer, director, employee, agent, or attorney or holds 10% or more of the outstanding bonds or shares of stock of a particular class, has, or has had any business or financial relationship, other than any ordinary depositor or customer relationship with or by a retail establishment, public utility, or bank, including any gift or donation having a value of more than \$100, singularly or in the aggregate, with any of those listed in Par. 1 above.

EXCEPT AS FOLLOWS: (NOTE: If answer is none, enter "NONE" on line below.)

NONE

(NOTE: Business or financial relationships of the type described in this paragraph that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings. See Par. 4 below.)

(check if applicable) ☐ There are more disclosures to be listed and Par. 3 is continued on a "Special Permit/Variance Attachment to Par. 3" form.

4. That the information contained in this affidavit is complete, that all partnerships, corporations, and trusts owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land have been listed and broken down, and that prior to each and every public hearing on this matter, I will reexamine this affidavit and provide any changed or supplemental information, including business or financial relationships of the type described in Paragraph 3 above, that arise on or after the date of this application.

WITNESS the following signature:

(check one)

☐ Applicant

☒ Applicant's Authorized Agent

STEVE SCHOLL / CASE DESIGN / REMODELING
(type or print first name, middle initial, last name, and title of signee)

Subscribed and sworn to before me this 6th day of June 20 12, in the State/Comm. of Maryland, County/City of Montgomery.

Notary Public

My commission expires: 10-1-2014

Application No.(s): _____
(county-assigned application number(s), to be entered by County Staff)

Page _____ of _____

Special Permit/Variance Attachment to Par. 1(a)

DATE: _____
(enter date affidavit is notarized)

(NOTE): All relationships to the application are to be disclosed. Multiple relationships may be listed together, e.g., **Attorney/Agent, Contract Purchaser/Lessee, Applicant/Title Owner**, etc. For a multiparcel application, list the Tax Map Number(s) of the parcel (s) for each owner(s) in the Relationship column.)

NAME (enter first name, middle initial, and last name)	ADDRESS (enter number, street, city, state, and zip code)	RELATIONSHIP(S) (enter applicable relationships listed in BOLD above)
--	---	--

(check if applicable)

☐ There are more relationships to be listed and Par. 1(a) is continued further on a "Special Permit/Variance Attachment to Par. 1(a)" form.

Application No.(s): _____
(county-assigned application number(s), to be entered by County Staff)

Page _____ of _____

Special Permit/Variance Attachment to Par. 1(b)

DATE: _____
(enter date affidavit is notarized)

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

DESCRIPTION OF CORPORATION: (check one statement)

- ☐ There are 10 or less shareholders, and all of the shareholders are listed below.
- ☐ There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- ☐ There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

DESCRIPTION OF CORPORATION: (check one statement)

- ☐ There are 10 or less shareholders, and all of the shareholders are listed below.
- ☐ There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- ☐ There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)

(check if applicable) ☐ There is more corporation information and Par. 1(b) is continued further on a "Special Permit/Variance Attachment to Par. 1(b)" form.

Application No.(s): _____
(county-assigned application number(s), to be entered by County Staff)

Page _____ of _____

Special Permit/Variance Attachment to Par. 1(c)

DATE: _____
(enter date affidavit is notarized)

PARTNERSHIP NAME & ADDRESS: (enter complete name, number, street, city, state, zip code)

(check if applicable) ☐ The above-listed partnership has no limited partners.

NAMES AND TITLES OF THE PARTNERS: (enter first name, middle initial, last name, and title, e.g.,
General Partner, Limited Partner, or General and Limited Partner)

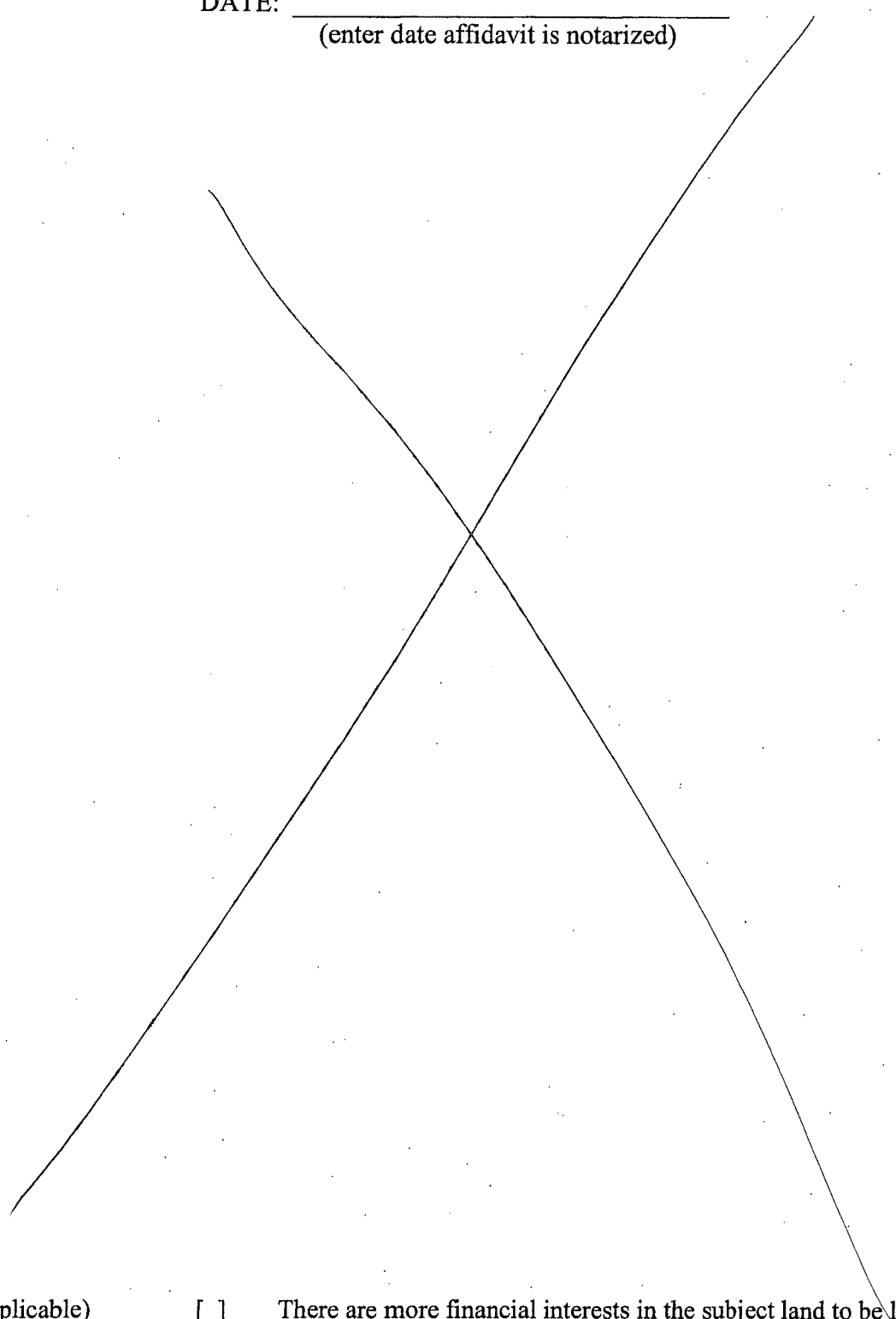
(check if applicable) ☐ There is more partnership information and Par. 1(c) is continued further on a
"Special Permit/Variance Attachment to Par. 1(c)" form.

Application No.(s): _____
(county-assigned application number(s), to be entered by County Staff)

Page _____ of _____

Special Permit/Variance Attachment to Par. 2

DATE: _____
(enter date affidavit is notarized)



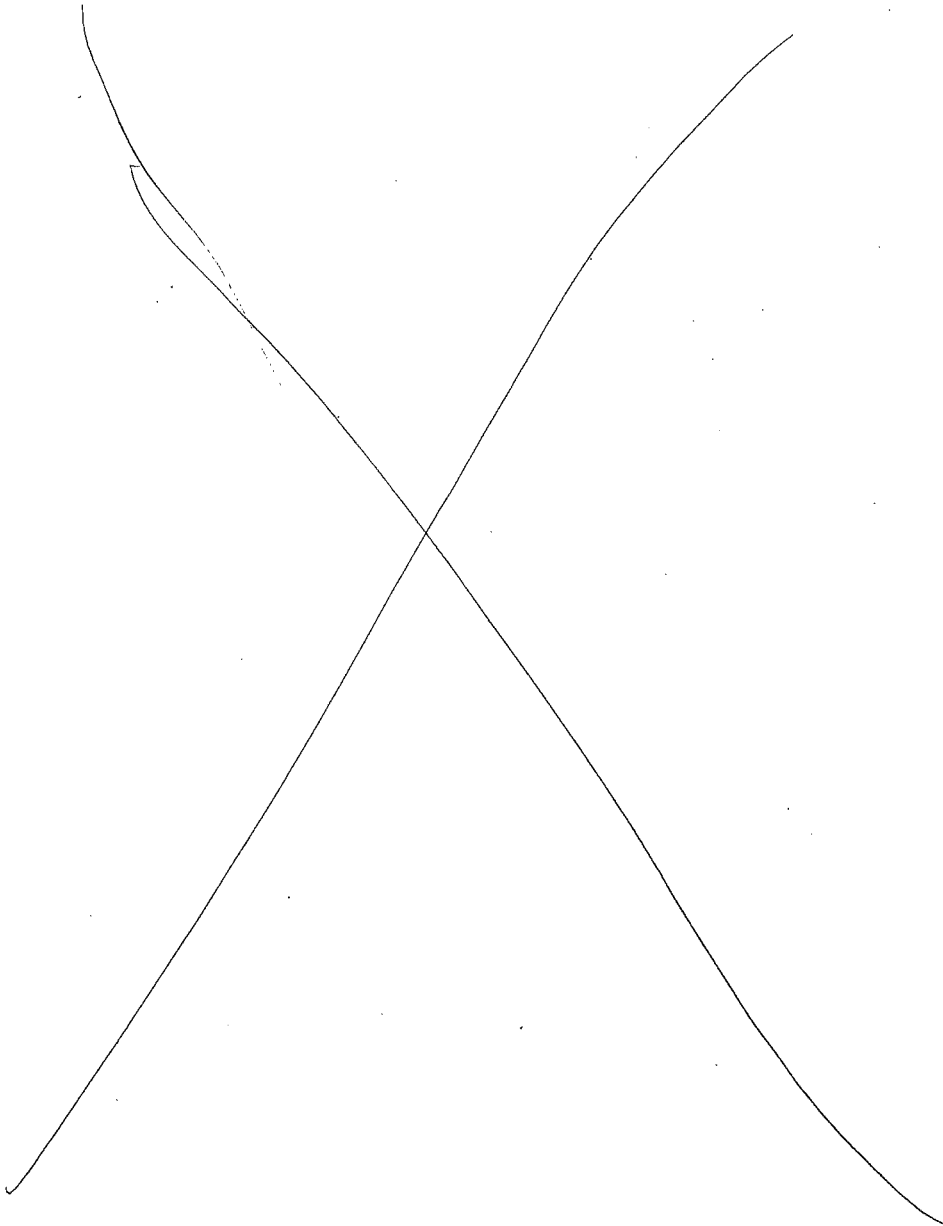
(check if applicable)

☐ There are more financial interests in the subject land to be listed and Par. 2 is continued further on a "Special Permit/Variance Attachment to Par. 2" form.

Special Permit/Variance Attachment to Par. 3

DATE: _____
(enter date affidavit is notarized)

for Application No. (s): _____
(enter County-assigned application number (s))



(check if applicable)

☐ There are more disclosures to be listed for Par. 3, and Par. 3 is continued further on a "Special Permit/Variance Attachment to Par. 3" form.

RECEIVED
Department of Planning & Zoning

JUN 11 2012

Zoning Evaluation Division

Special Permit Request –
9119 Saranac Court
Fairfax, VA 22032

We are filling a Special Permit Application with the County of Fairfax Virginia for the owners (subject property) at 9119 Saranac Court, Fairfax VA 22032. We hope obtain a Special Permit for the Reduction of Certain Yard Requirements.

1. Intent to add a carport to a Single Family Dwelling R-2 zone. - asking for Reduction of Certain Yard Requirements (side yard setback- from 15' to 7.5' under 8-922)

Special Permit Statement of Justification

- A. Type of operation – typical with single family use
- B. Hours of operation – typical with single family use
- C. no patrons/ clients/ patients/ pupils will come to this property – single family dwelling
- D. no employees/ attendants/ teachers will work at this property – single family dwelling
- E. there is no change / impact to the traffic pattern at this property – single family dwelling.
- F. the carport is to be used solely by the owners/ family of the single family dwelling.
- G. we intend to add a Carport to the right side of the primary structure – single family dwelling.- see plans, elevations and plat. Materials and Design to blend with existing stoop. (hardipanel siding, fiberglass roof shingles, aluminum gutters and downspouts, wood roof trusses, azek trim boards)
- H. no known hazardous or toxic substances are to be stored, treated or disposed of on site
- I. The Special Permit application is to request BZA approval for a Reduction of Certain Yard Requirements (8-922 par. D). Our intention is to construct a carport, attached to the right side of the primary structure (as viewed from the street), and it will sit in front of the existing garage. We are asking for an approval of an 50% reduction to the required 15' side yard setback for a carport to a 7.5' setback- Our request falls within the allowable Special Permits set forth in (8-922 par. D) a reduction in the required side yard by 50%. The proposed layout brings the front left corner of the carport to less than 7.54' off the side property line, this is with-in the allowable set with BZA approval (Special Permit) . Due to the lot sitting at a bend in the road and only having a 62.35' front yard boundary and being a pie shape lot with the narrow portion at the street front, the width typical width of the side yard has been largely reduced – we have minimized the depth and width of the carport as much as practical to allow access to the garage and still provide additional shelter from the weather and allow owners covered access to the main structure safely.

Statement under 8-922

1. Under 8-922 par. D, the BZA can approve an the extension of a structure (carport) into a minimum required yard – if that extension is not more the 50% of the required setback in this case the required set back is 15', a full 50% extension if approved by the BZA would be a resulting in 7.5' side yard setback. We are requesting a setback of 7.54' slightly less than the allowable 50% extension. Our request is 7.54' off the property the min. distance allowed with the special permit is 7.5' off the property line.
2. We placement of the requested carport is set back from the front face of the primary structure 13'+/- and forward of the rear face of the primary structure 15'+/-. The requested carport sits in the side yard.

3. The minimum lot size for this R-2 zone is 15,000 sq feet, the subject lot is 16,867 sq feet and has the original principle structure of a single family dwelling.
4. The addition of the requested "carport" has no increase to the gross floor area, per the Fairfax county special permit reviewer.
5. Although the "carport" does not constitute additional floor area, per the zoning technician at Fairfax County. The requested carport clearly is subordinate to the primary structure; the height, scale and massing of the carport along with the location, set back from the front elevation, indicate the supportive role this assembly plays to the main structure.
6. We believe our request is in keeping with the existing structure with the use, location, scale, height and bulk.
7. We believe our request is in keeping with the neighborhood with the use, location, scale, height and bulk- as several other examples of this type of structure exist in the area. The board asked us to reconsider our request for a ruling on a variance request, indicating that the support of a special permit would have a much higher likelihood for a positive result.
8. We have provided letters from several of the surrounding / close by neighbors indicating their support of the Special Permit, as we are proposing. Furthermore there was no objection voiced on the larger variance application that ended with no ruling.
9. We are proposing the Special Permit to allow the Owner covered and safe access into their primary structure, the proposed location of the carport will cover the existing driveway and has been reduced in depth and width to meet the special permits requirements. The location, layout, scale and use of the structure is in keeping with primary structure and the surrounding neighborhood. The excess to the primary structure is directly off the existing driveway where we are proposing the carport. The property is serviced by public water and sewer, with no known easements or historical significance.
10. As we have addressed the concerns the board raised in the previous variance hearing and have modified the proposed work to fit with-in the Special Permit criteria it is our hope the board will approve without additional conditions.

RECEIVED
Department of Planning & Zoning
JUN 11 2012
Zoning Evaluation Division



County of Fairfax, Virginia

APPENDIX 4

To protect and enrich the quality of life for the people, neighborhoods and diverse communities of Fairfax County

Vested Rights Determination under §15.2-2307 of the Code of Virginia

Property Tax Map Number:	69-2 ((6)) 23
Property Address:	9119 Saranac Court
Requestor's Name:	David Vogt
Requestors Address: (if different than above)	4701 Sangamore Rd, Bethesda, MD 20816
Requestor's Phone Number:	240-235-9745
Current Zoning:	R-2
Magisterial District:	Braddock
Subdivision Name/Section/Block/Lot No.:	Rutherford Sect. 2, Lot 23

Written Description of Structure that may be vested under §15.2-2307 of the Code of Virginia (See Attached Instruction Sheet)

The building in question is a 24 ft by 24 ft two car garage. A building permit was issued for the garage on November 27, 1964. The building permit indicates that the garage was permitted to be built 15 ft, 5 inches from the side lot line. The garage was actually built approximately 11 ft from the side lot line and within the minimum required side yard, which in 1964 was 15 ft as this property was zoned R-17 at the time of construction. As a result, the garage is not considered nonconforming because it was not legally constructed. However, due to the fact that records from the Department of Tax Administration show that the garage has been taxed for at least 15 years, the garage may remain and is not considered illegal per § 15.2-2307 of the Code of Virginia.

Per your request for additional information regarding nonconforming buildings I have attached the text of Article 15 of the Zoning Ordinance. However, as previously stated the garage is not considered illegal but is also not considered to be nonconforming.

Please also note that per Par.1E. of Sect. 2-412, carports may extend five (5) feet into any minimum required side yard, but not closer than five (5) feet to any side lot line. Per this provision the proposed carport would not be permitted as shown on the provided plat as the proposed carport extends beyond 5 ft into the minimum required side yard.

RECEIVED
Department of Planning & Zoning
JUN 11 2012

Zoning Evaluation Division
Department of Planning and Zoning
Zoning Administration Division
Ordinance Administration Branch
12055 Government Center Parkway, Suite 807
Fairfax, Virginia 22035-5505
Phone 703-324-1314 FAX 703-803-6372
www.fairfaxcounty.gov/dpz/



Background Summary (check all that are applicable):

- ☒ A Building Permit has been issued. (the garage was not constructed according permit requirements)
- ☐ No evidence of a Building Permit having been issued.
- ☐ A Non-Residential Use Permit/Residential Use Permit has been issued or, when a Non-RUP/RUP is not required, evidence that the structure(s) has passed final inspection.
- ☒ Department of Tax Administration records indicate that the structure(s) has been taxed for at least 15 years.
- ☐ Department of Tax Administration records do not indicate that the structure(s) has been taxed for at least 15 years.

Staff Determination:

- ☒ §15.2-2307 of the Code of Virginia is applicable and the structure(s) may remain; however, the structure(s) must be brought into compliance with the Virginia Uniform Statewide Building Code. The structure may not be replaced or enlarged unless the replacement or expansion complies with all regulations of the district in which located.
- ☐ §15.2-2307 of the Code of Virginia is applicable for the structure and the structure(s) may remain; however, §15.2-2307.1 is not applicable for the use of the structure. A separate letter explaining the status and use of the structure(s) will be issued.
- ☐ §15.2-2307 of the Code of Virginia is not applicable. A separate letter explaining the status of the structure(s) will be issued.

Reviewer's Signature:

Roger Macey

Date: 12-1-10

Zoning Administration Division
Department of Planning and Zoning

cc: Janet E. Coldsmith, Director, Real Estate Division, DTA
Eileen M. McLane, Zoning Administrator
Diane Johnson-Quinn, Deputy Zoning Administrator, for Zoning Permit Review Branch

8-006 General Standards

In addition to the specific standards set forth hereinafter with regard to particular special permit uses, all special permit uses shall satisfy the following general standards:

1. The proposed use at the specified location shall be in harmony with the adopted comprehensive plan.
2. The proposed use shall be in harmony with the general purpose and intent of the applicable zoning district regulations.
3. The proposed use shall be such that it will be harmonious with and will not adversely affect the use or development of neighboring properties in accordance with the applicable zoning district regulations and the adopted comprehensive plan. The location, size and height of buildings, structures, walls and fences, and the nature and extent of screening, buffering and landscaping shall be such that the use will not hinder or discourage the appropriate development and use of adjacent or nearby land and/or buildings or impair the value thereof.
4. The proposed use shall be such that pedestrian and vehicular traffic associated with such use will not be hazardous or conflict with the existing and anticipated traffic in the neighborhood.
5. In addition to the standards which may be set forth in this Article for a particular group or use, the BZA shall require landscaping and screening in accordance with the provisions of Article 13.
6. Open space shall be provided in an amount equivalent to that specified for the zoning district in which the proposed use is located.
7. Adequate utility, drainage, parking, loading and other necessary facilities to serve the proposed use shall be provided. Parking and loading requirements shall be in accordance with the provisions of Article 11.
8. Signs shall be regulated by the provisions of Article 12; however, the BZA, under the authority presented in Sect. 007 below, may impose more strict requirements for a given use than those set forth in this Ordinance.

8-903 Standards for All Group 9 Uses

In addition to the general standards set forth in Sect. 006 above, all Group 9 special permit uses shall satisfy the following standards:

1. All uses shall comply with the lot size and bulk regulations of the zoning district in which located, except as may be qualified below.
2. All uses shall comply with the performance standards specified for the zoning district in which located.
3. Before establishment, all uses, including modifications or alterations to existing uses, shall be subject to the provisions of Article 17, Site Plans, or other appropriate submission as determined by the Director.

8-922 Provisions for Reduction of Certain Yard Requirements

The BZA may approve a special permit to allow a reduction of certain yard requirements subject to all of the following:

1. Only the following yard requirements shall be subject to such special permit:
 - A. Minimum required yards, as specified in the residential, commercial, industrial and planned development districts in Articles 3, 4, 5 and 6, provided such yards are not subject to proffered conditions or development conditions related to yards and/or such yards are not depicted on an approved conceptual development plan, final development plan, development plan, special exception plat, special permit plat or variance plat.
 - B. Yard regulations for pipestem lots and lots contiguous to pipestem driveways set forth in Sect. 2-416.
 - C. Accessory structure location requirements set forth in Sect. 10-104.
 - D. Regulations on permitted extensions into a minimum required yard as set forth in Sect. 2-412.

Approval of a reduction of yard requirements specified in Paragraphs A, B and C above shall not result in any yard that is less than fifty (50) percent of the requirement and shall not result in any yard of less than five (5) feet, as measured from the lot line to the closest point of the proposed structure.

Approval of a reduction of yard requirements specified in Par. D above shall not result in an extension that exceeds the applicable distances set forth in Sect. 2-412 by more than fifty (50) percent. Where no extension is permitted by the provisions of Sect. 2-412, the BZA shall not approve a special permit that results in a structure that extends into a minimum required yard by more than fifty (50) percent.

2. Such reduction shall not result in the placement of a detached accessory structure in a front yard where the placement of such accessory structure is not otherwise permitted in that yard.

3. This special permit shall only apply to those lots that contain a principal structure and use that complied with the minimum yard requirements in effect when the use or structure was established.
4. The resulting gross floor area of an addition to an existing principal structure may be up to 150 percent of the total gross floor area of the principal structure that existed at the time of the first yard reduction request. In such instance, if a portion of the principal structure is to be removed, no more than fifty (50) percent of the gross floor area of the existing principal structure at the time of the first yard reduction shall be removed.
5. The resulting gross floor area of an existing accessory structure and any addition to it shall be clearly subordinate in purpose, scale, use and intent to the principal structure on the site.
6. The BZA shall determine that the proposed development will be in character with the existing on-site development in terms of the location, height, bulk and scale of the existing structure(s) on the lot.
7. The BZA shall determine that the proposed development is harmonious with the surrounding off-site uses and structures in terms of location, height, bulk and scale of surrounding structures, topography, existing vegetation and the preservation of significant trees as determined by the Director.
8. The BZA shall determine that the proposed development shall not adversely impact the use and/or enjoyment of any adjacent property with regard to issues such as noise, light, air, safety, erosion, and stormwater runoff.
9. The BZA shall determine that the proposed reduction represents the minimum amount of reduction necessary to accommodate the proposed structure on the lot. Specific factors to be considered include, but are not limited to, the layout of the existing structure; availability of alternate locations for the addition; orientation of the structure(s) on the lot; shape of the lot and the associated yard designations on the lot; environmental characteristics of the site, including presence of steep slopes, floodplains and/or Resource Protection Areas; preservation of existing vegetation and significant trees as determined by the Director; location of a well and/or septic field; location of easements; and/or preservation of historic resources.

10. The BZA may impose such conditions as it deems necessary to satisfy these criteria, including, but not limited to imposition of a maximum gross floor area, floor area ratio, lot coverage, landscaping and/or screening requirements.
11. Notwithstanding Par. 2 of Sect. 011 above, all applications shall be accompanied by fifteen (15) copies of a plat and such plat shall be presented on a sheet having a maximum size of 24" x 36", and one 8 1/2" x 11" reduction of the plat. Such plat shall be drawn to a designated scale of not less than one inch equals fifty feet (1" = 50'), unless a smaller scale is required to accommodate the development. Such plat shall be certified by a professional engineer, land surveyor, architect, or landscape architect licensed by the State of Virginia. Such plat shall contain the following information:
 - A. Boundaries of entire property, with bearings and distances of the perimeter property lines, and of each zoning district.
 - B. Total area of the property and of each zoning district in square feet or acres.
 - C. Scale and north arrow, with north, to the extent feasible, oriented to the top of the plat and on all supporting graphics.
 - D. The location, dimension and height of any building, structure or addition, whether existing or proposed. In addition, for decks, the height of the finished floor above finished ground level.
 - E. All required minimum yards to include front, side and rear, a graphic depiction of the angle of bulk plane, if applicable, and the distances from all existing and proposed structures to lot lines.
 - F. Means of ingress and egress to the property from a public street(s).
 - G. For nonresidential uses, the location of parking spaces, indicating minimum distance from the nearest property line(s).
 - H. If applicable, the location of a well and/or septic field.
 - I. Existing and proposed gross floor area and floor area ratio.

- J. Location of all existing utility easements having a width of twenty-five (25) feet or more, and all major underground utility easements regardless of width.
 - K. The location, type and height of any existing and proposed landscaping and screening.
 - L. Approximate delineation of any floodplain designated by the Federal Insurance Administration, United States Geological Survey, or Fairfax County, the delineation of any Resource Protection Area and Resource Management Area, and the approximate delineation of any environmental quality corridor as defined in the adopted comprehensive plan, and, if applicable, the distance of any existing and proposed structures from the floodplain, Resource Protection Area and Resource Management Area, or environmental quality corridor.
 - M. Seal and signature of professional person certifying the plat.
12. Architectural depictions of the proposed structure(s) as viewed from all lot lines and street lines to include building materials, roof type, window treatment and any associated landscaping and/or screening shall be provided.